

MAPLELANE

SAN LEANDRO, CA

MAPLELANE DEVELOPMENT

NOVEMBER 7, 2019



DEVELOPER:

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Pleasanton, CA 94588

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John Nicolaus, RLA, LEED GA
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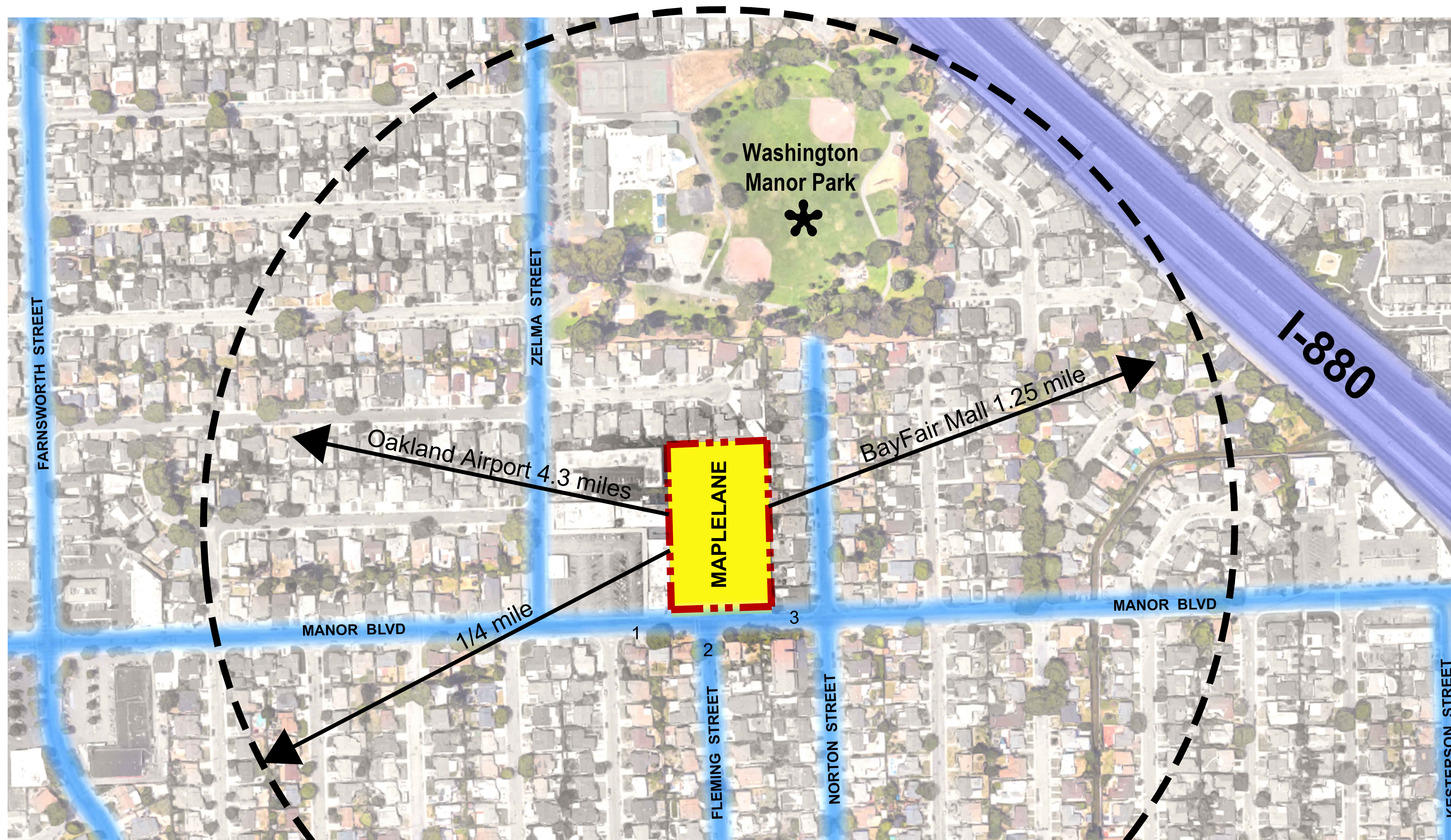
JOINT TRENCH :

Giacalone Design Services, Inc.
5820 Stoneridge Mall Road, #345
Pleasanton, CA 94588

Contact:
Dave Crowfoot, PE
davidc@dryutilitydesign.com

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VICINITY MAP



3 VIEW FROM MANOR BLVD



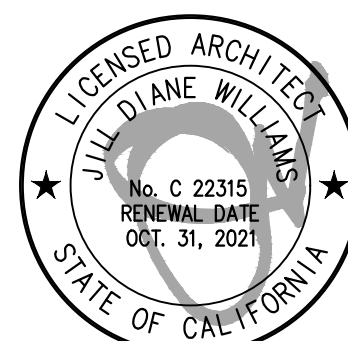
2 VIEW FROM FLEMING STREET



1 VIEW FROM MANOR BLVD & NORTON STREET



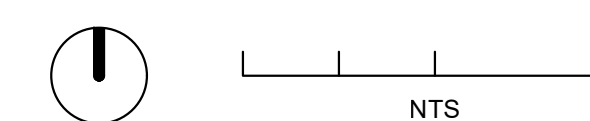
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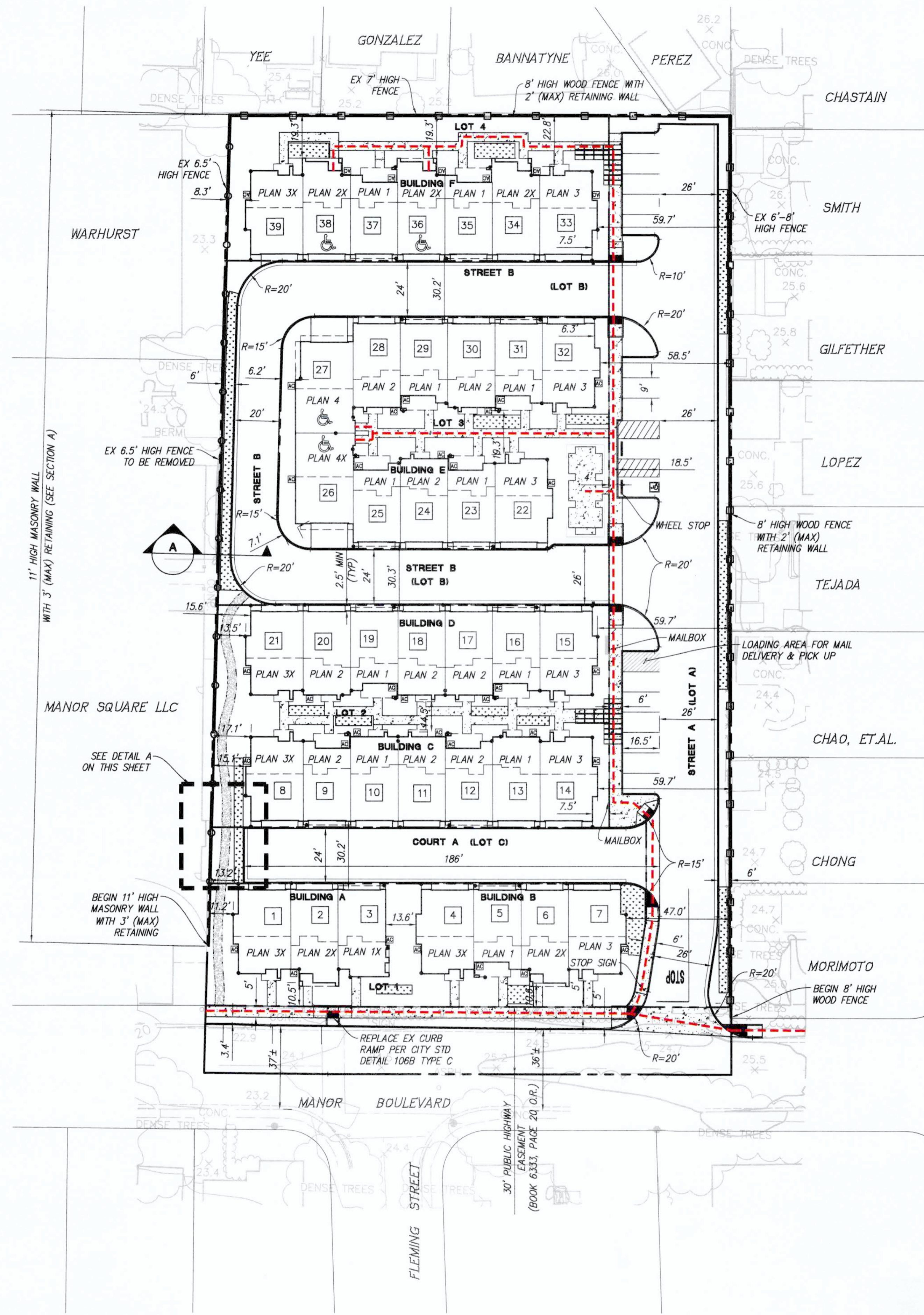
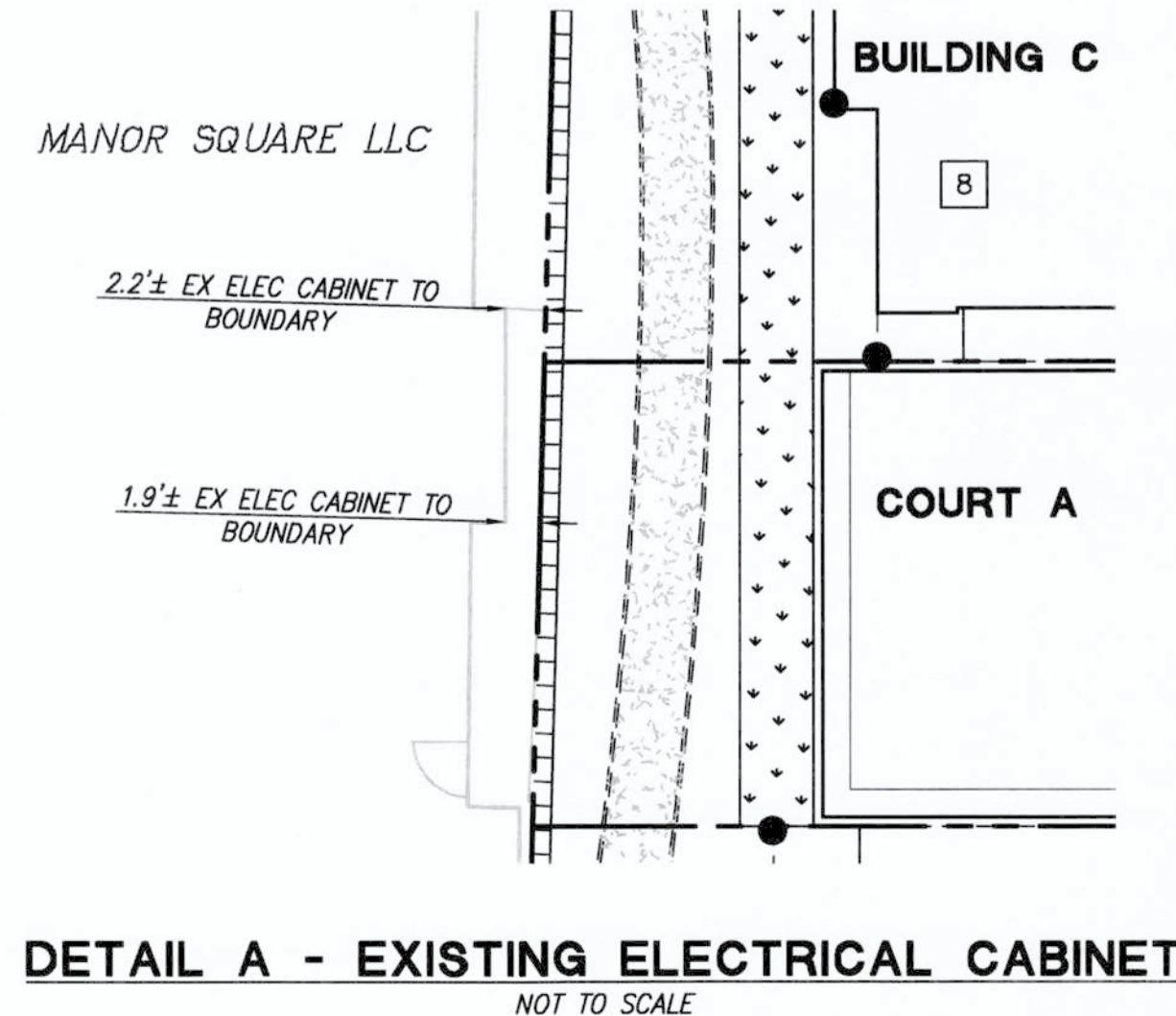
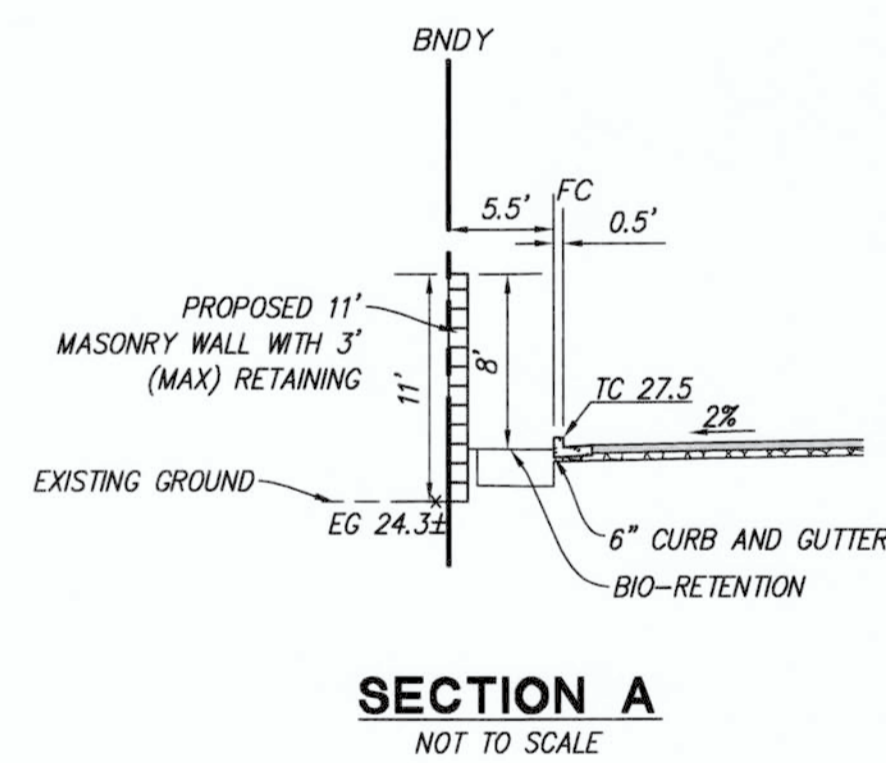
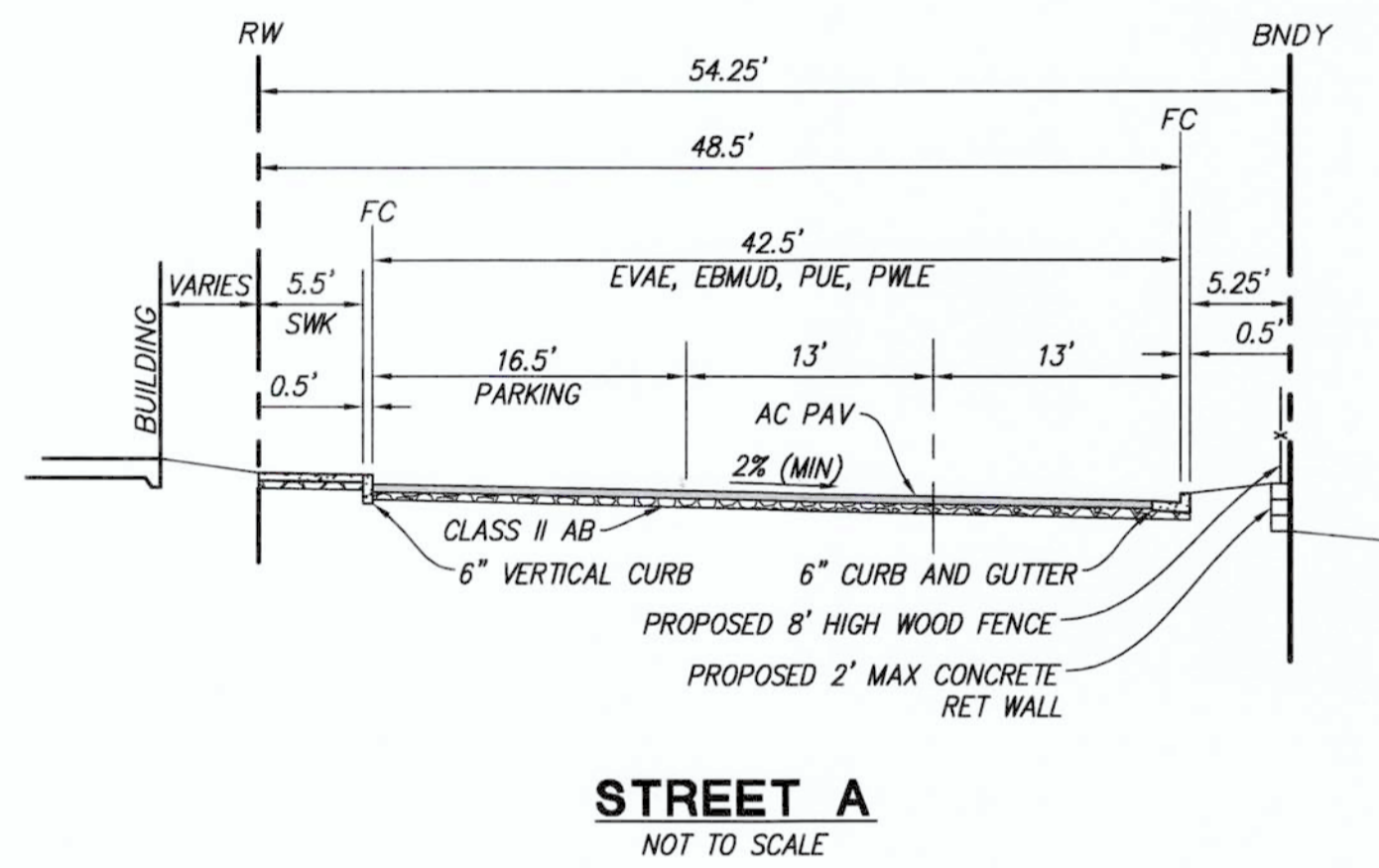
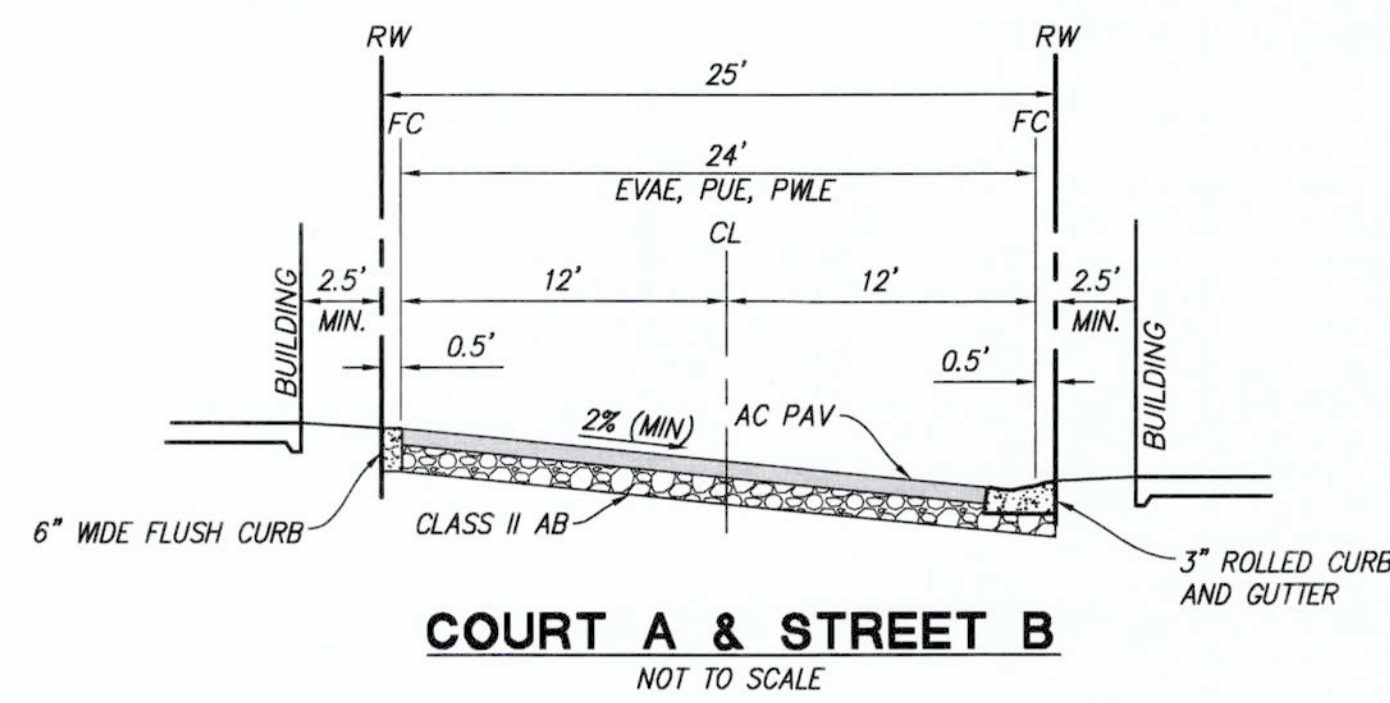
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



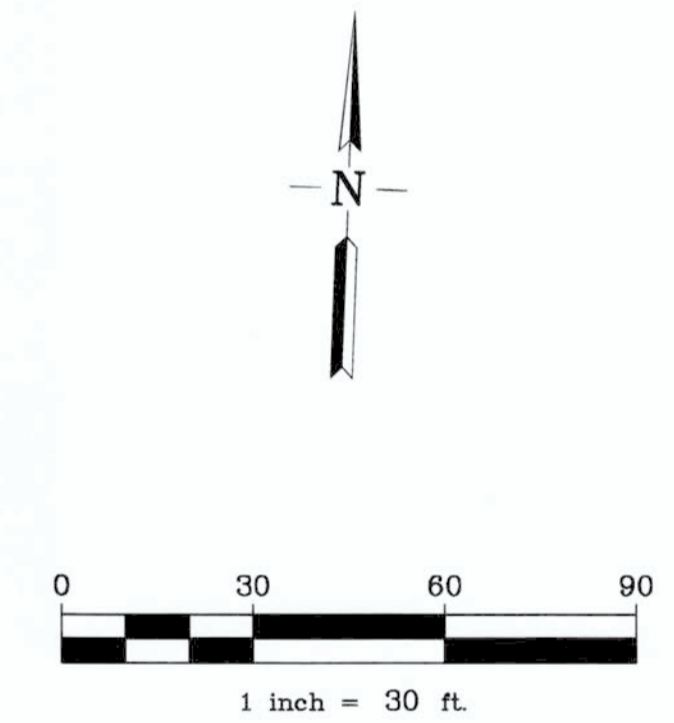
VICINITY MAP + SHEET INDEX

A0.1



CC DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
MAX DENSITY	24 DU/AC	18.6 DU/AC
FRONT	10'	10' MIN
SIDE FACING CC ZONING	0'	6' MIN
SIDE FACING R ZONING	15'	47' MIN
REAR	30' BETWEEN BUILDINGS	30' MIN BETWEEN BUILDINGS
OPEN SPACE	200 SF/UNIT	215 SF/UNIT
MAX LOT COVERAGE	50%	34%

LEGEND:
 ADA ACCESSIBLE UNIT
 ADA ACCESSIBLE PATH



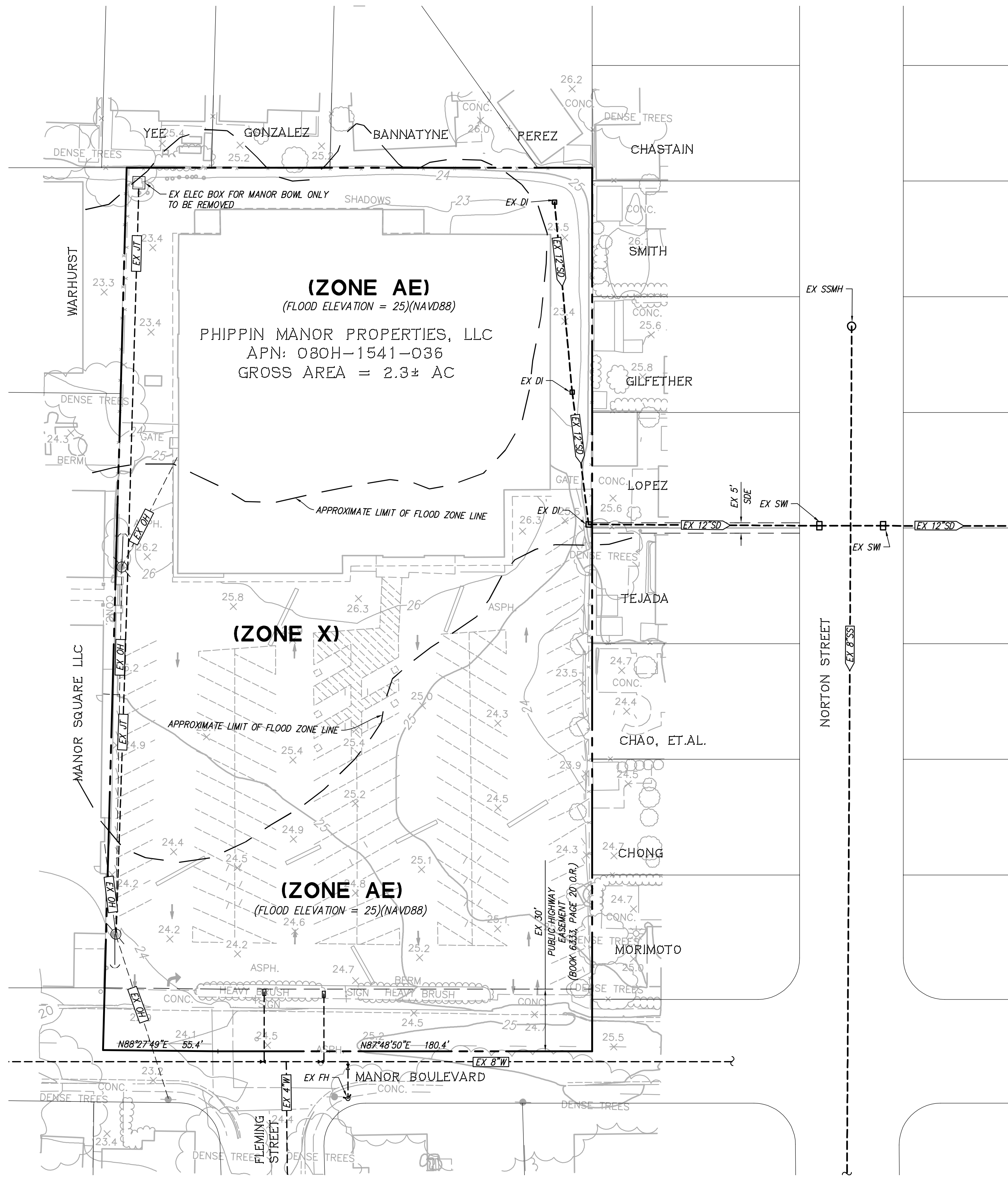
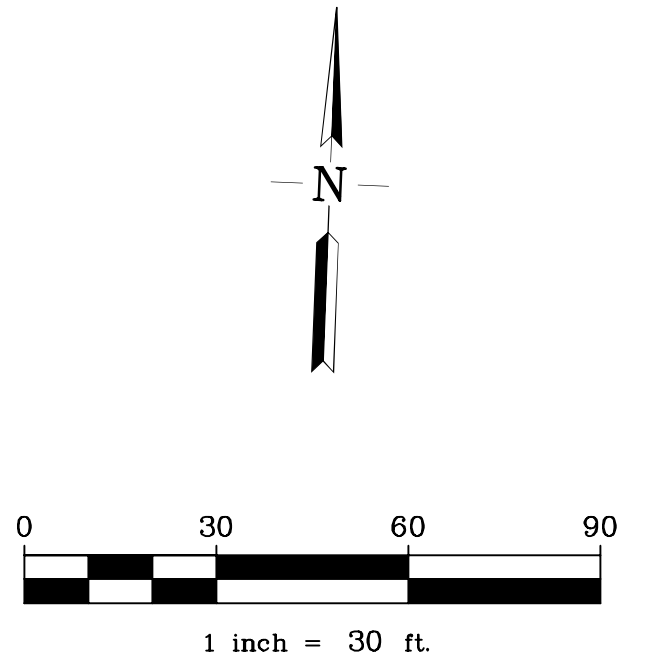
ENGINEER OF WORK
 PLANS PREPARED UNDER THE DIRECTION OF:

DOMINIC R. CARUCCI, RCE 85585
 RUGGERI-JENSEN-AZAR
 11/7/19
 DATE

PRELIMINARY SITE PLAN
MAPLELANE
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
 FOR: DR HORTON

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

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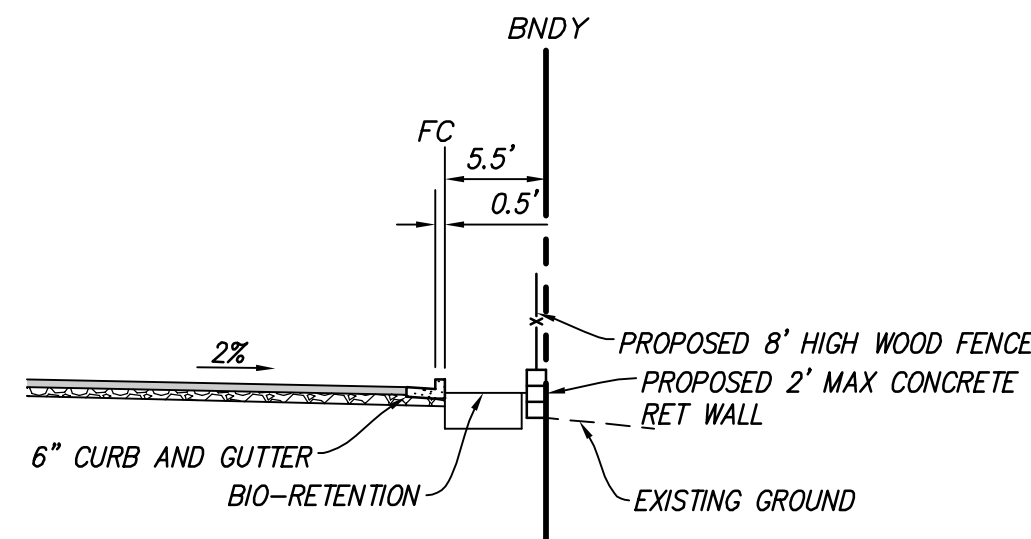


EXISTING CONDITION PLAN TRACT 8519 - MAPLELANE

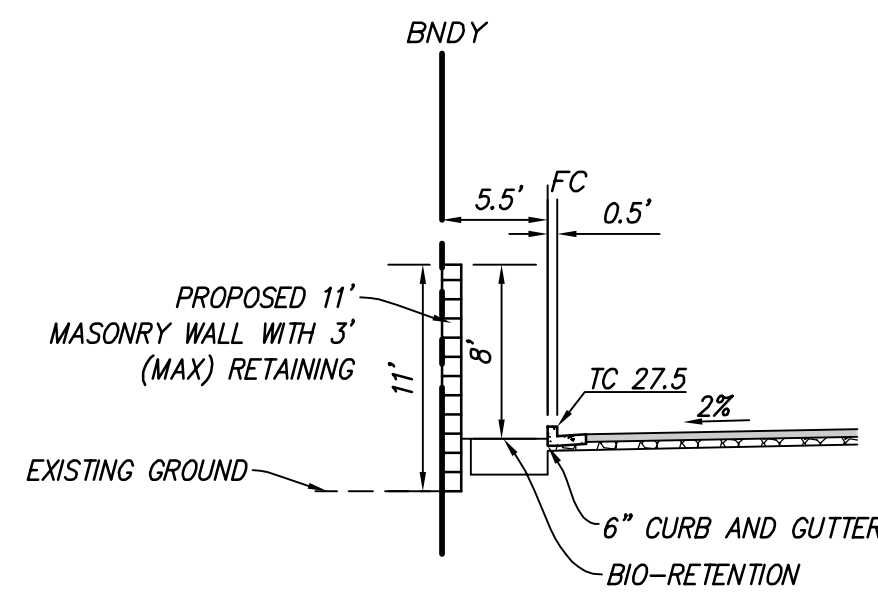
CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
FOR: DR HORTON

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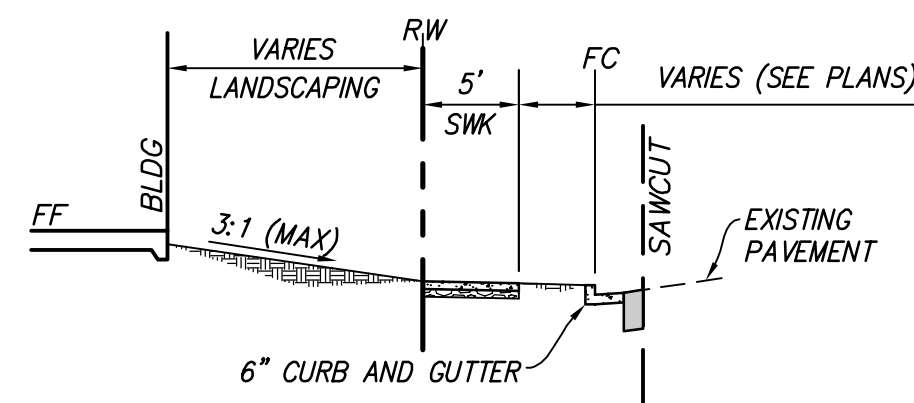
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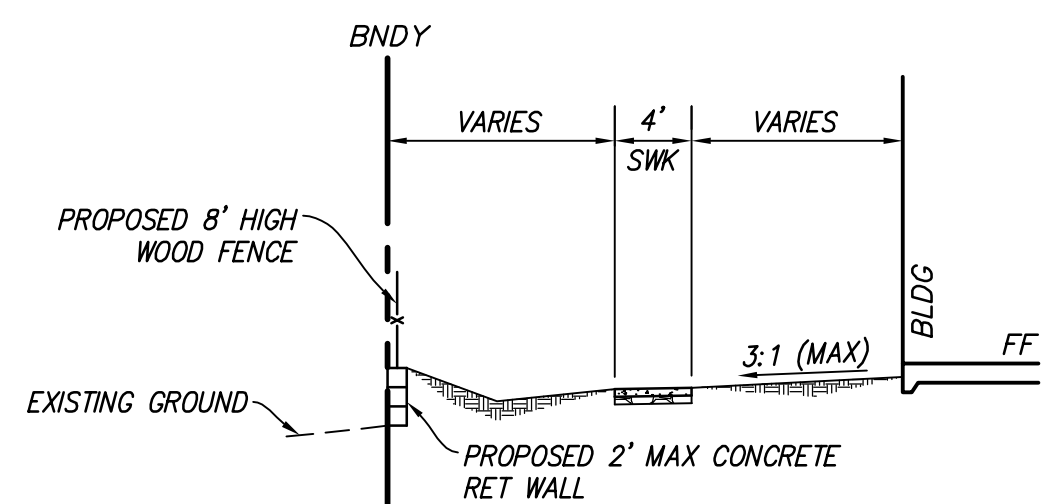
SECTION A
NOT TO SCALE



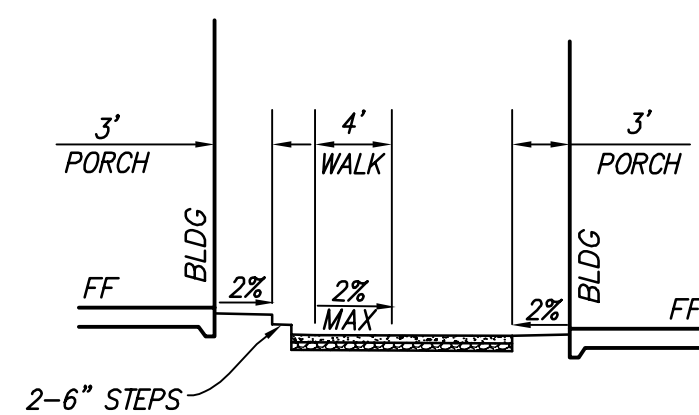
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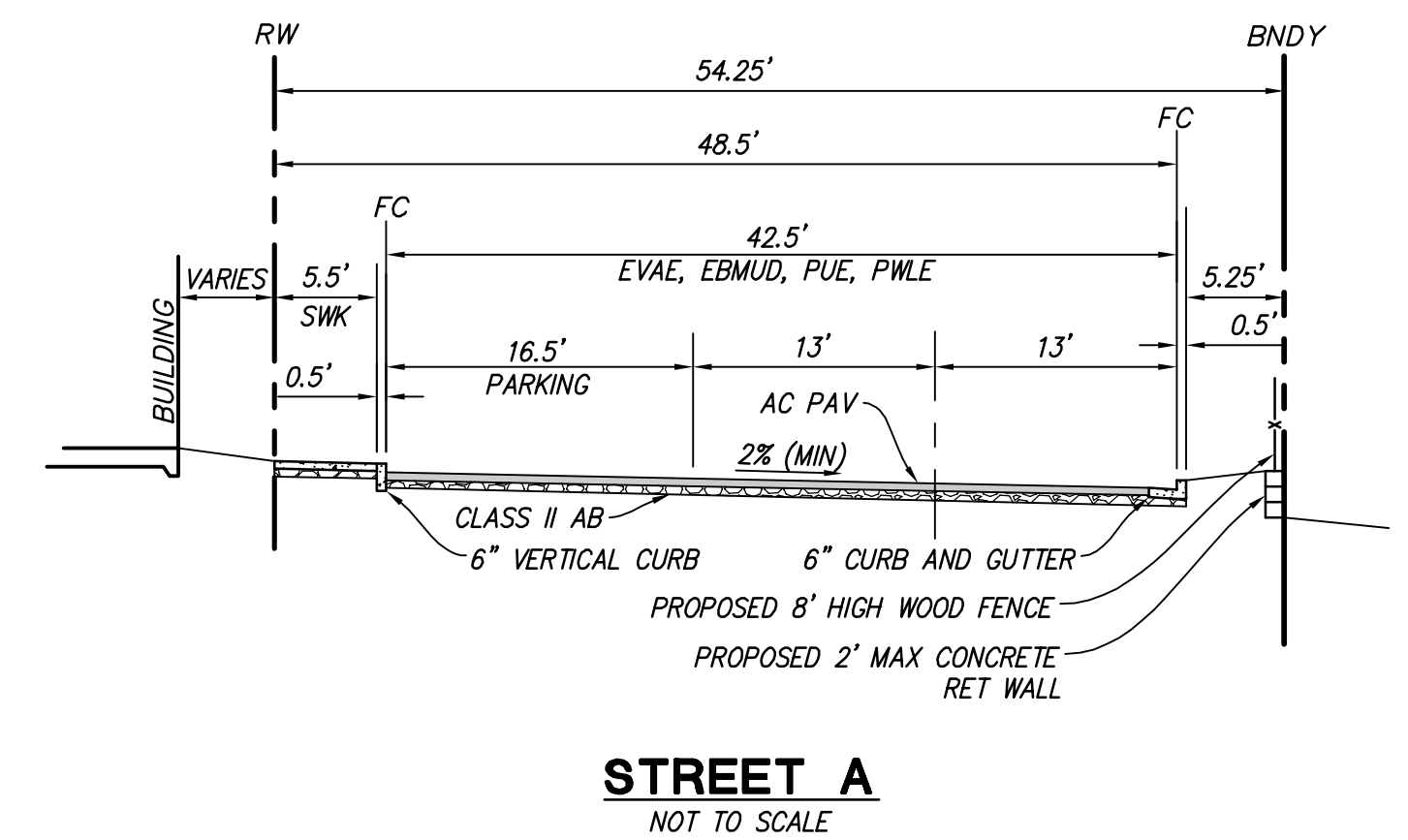
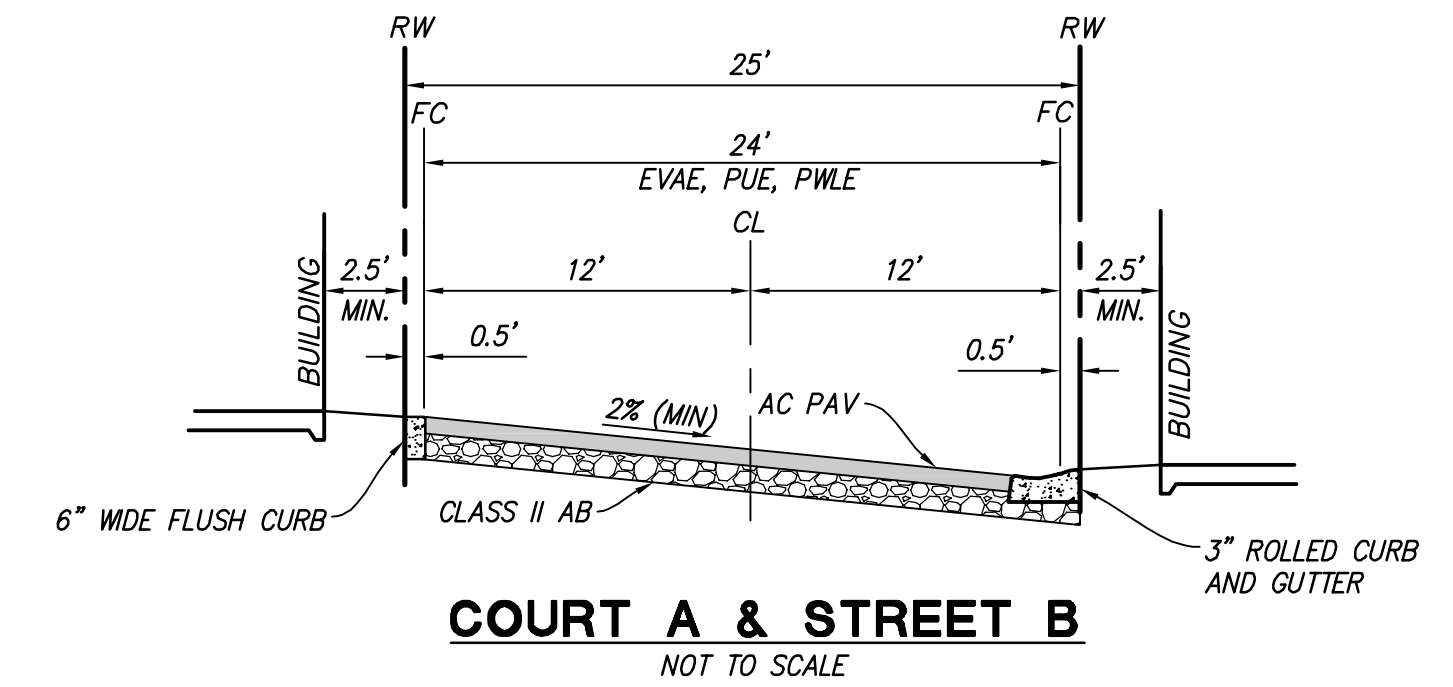
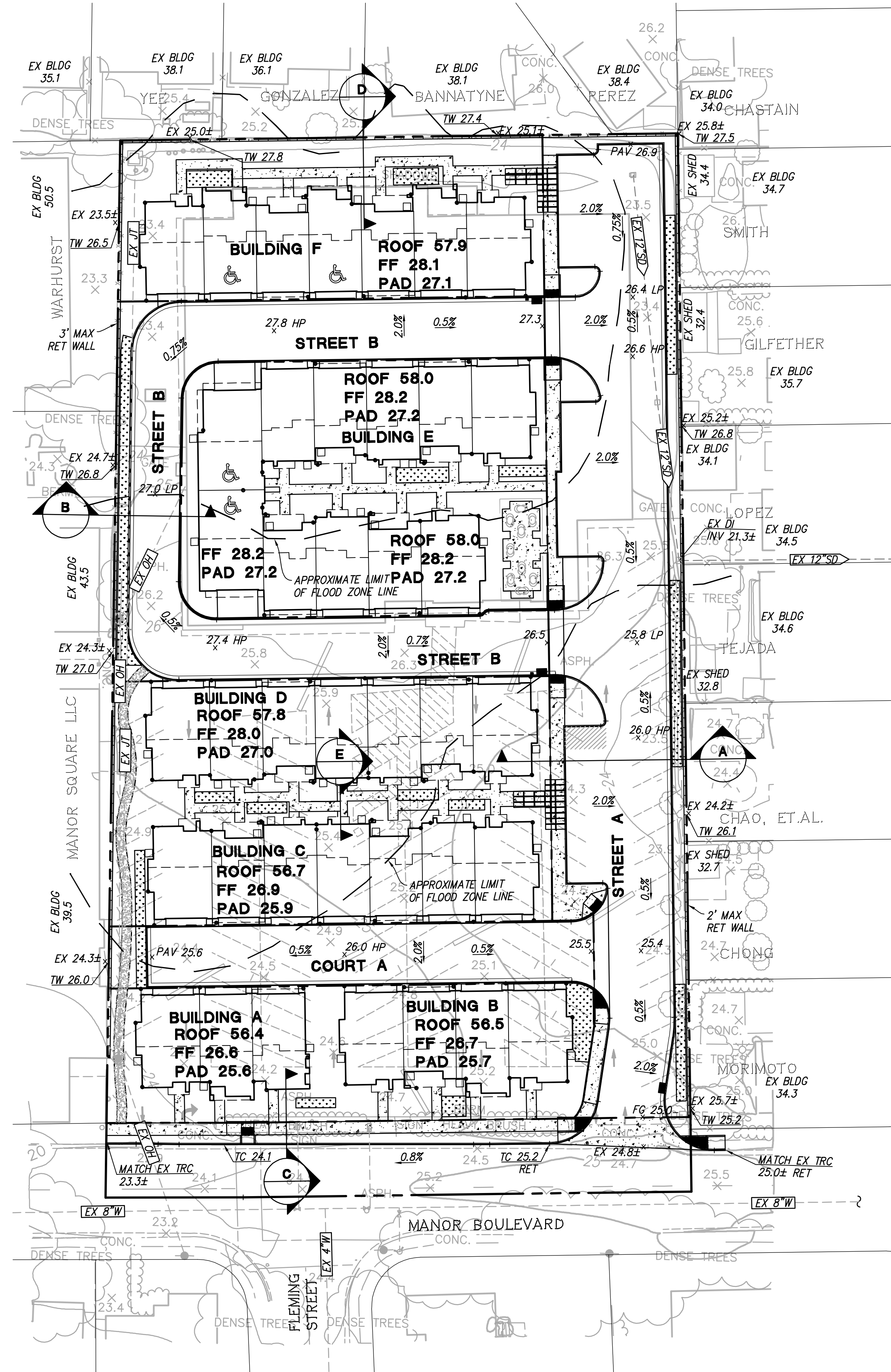
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



LEGEND:

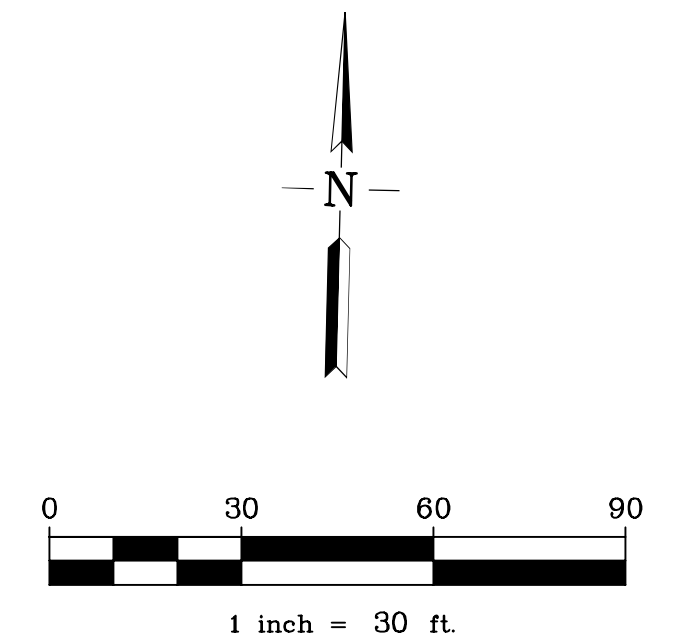
ADA ACCESSIBLE UNIT



ESTIMATED EARTHWORK QUANTITIES

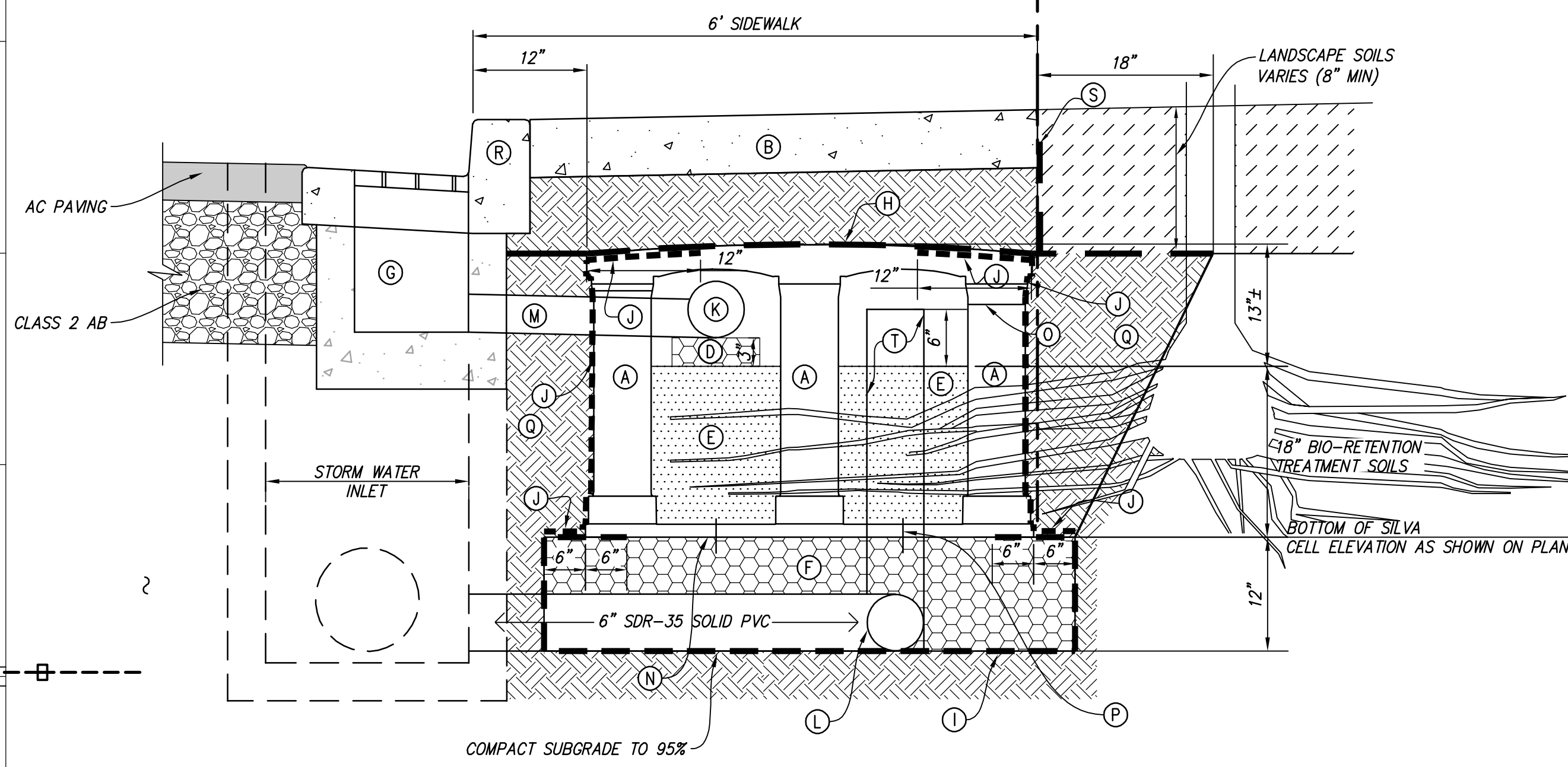
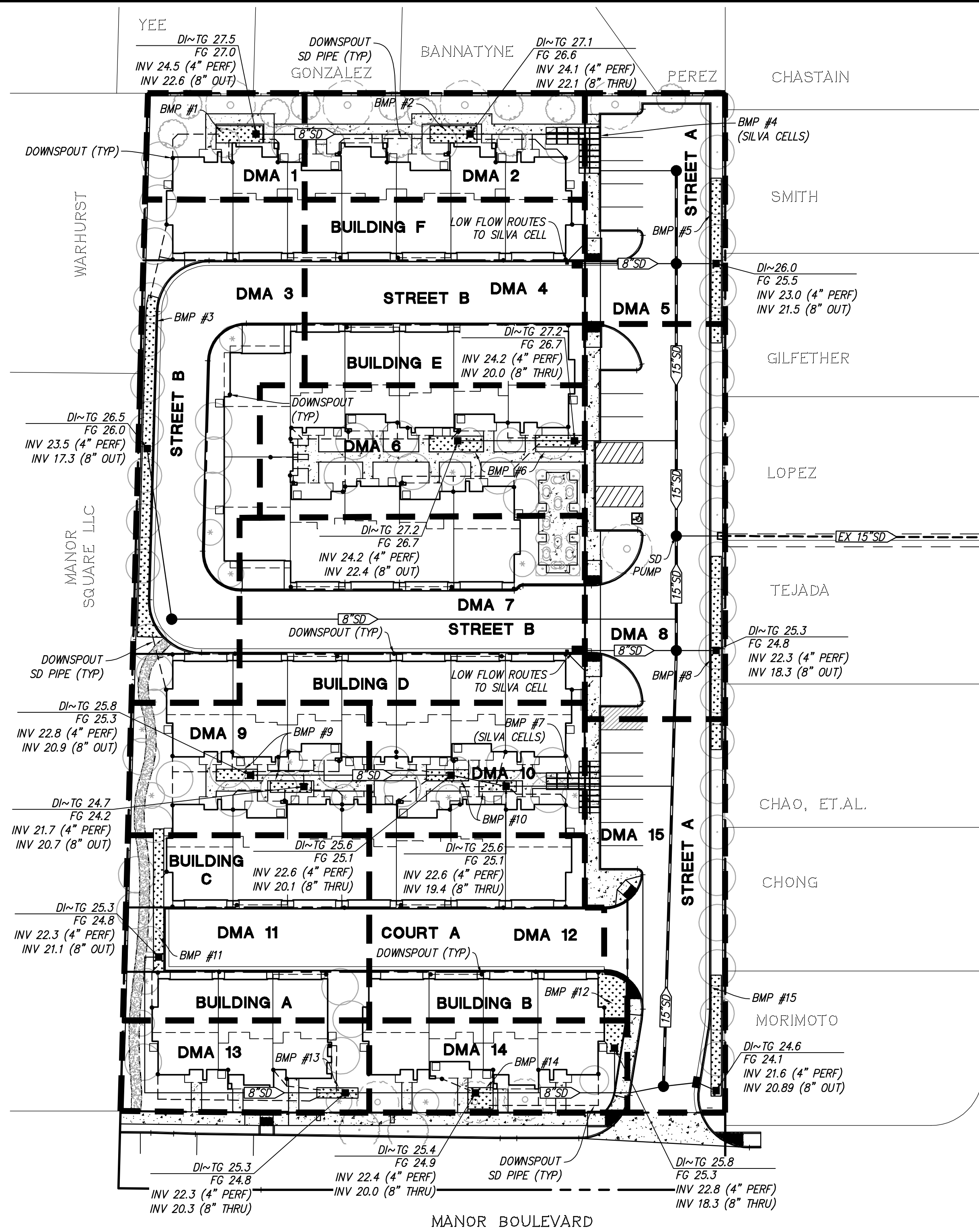
ITEMS	CUT (C.Y.)	FILL (C.Y.)
DEMOLITION (SEE NOTE 3 BELOW)	(1,000)	0
LOTS	0	2,650
STREETS	100	1,550
FOUNDATION & PLUMBING SPOILS	1000	0
WALL SPOIL	1000	0
TRENCH SPOIL	1000	0
LANDSCAPING	50	2,450
SHRINKAGE (ASSUME 15%)	0	1,000
TOTAL	3,150	7,650

- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
- THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
- DEMOLITION MATERIAL TO BE OFFHAULED BY THE CONTRACTOR.
- FOUNDATION AND PLUMBING SPOILS ARE ASSUMED TO BE 100 CY/BUILDING.

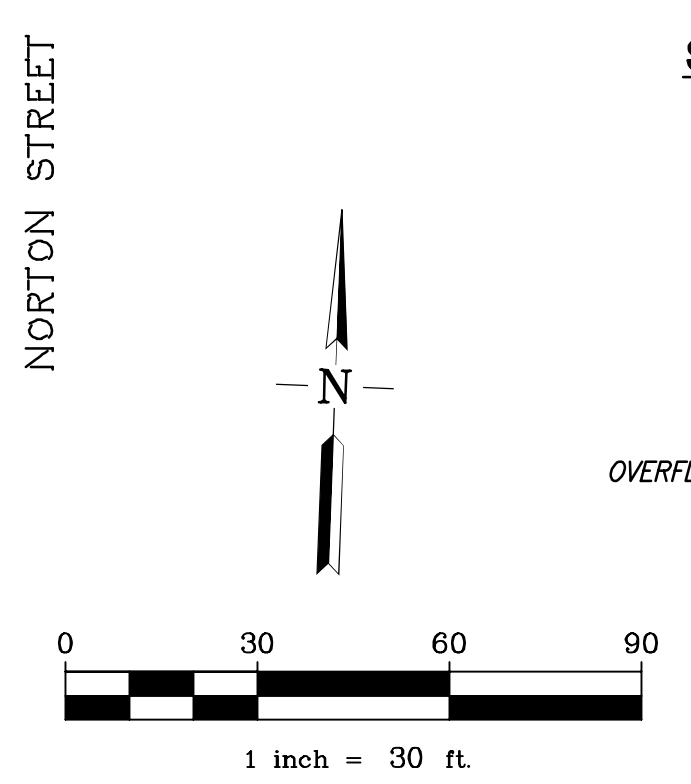


PRELIMINARY GRADING AND DRAINAGE PLAN
TRACT 8519 - MAPLELANE
CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
FOR: DR HORTON

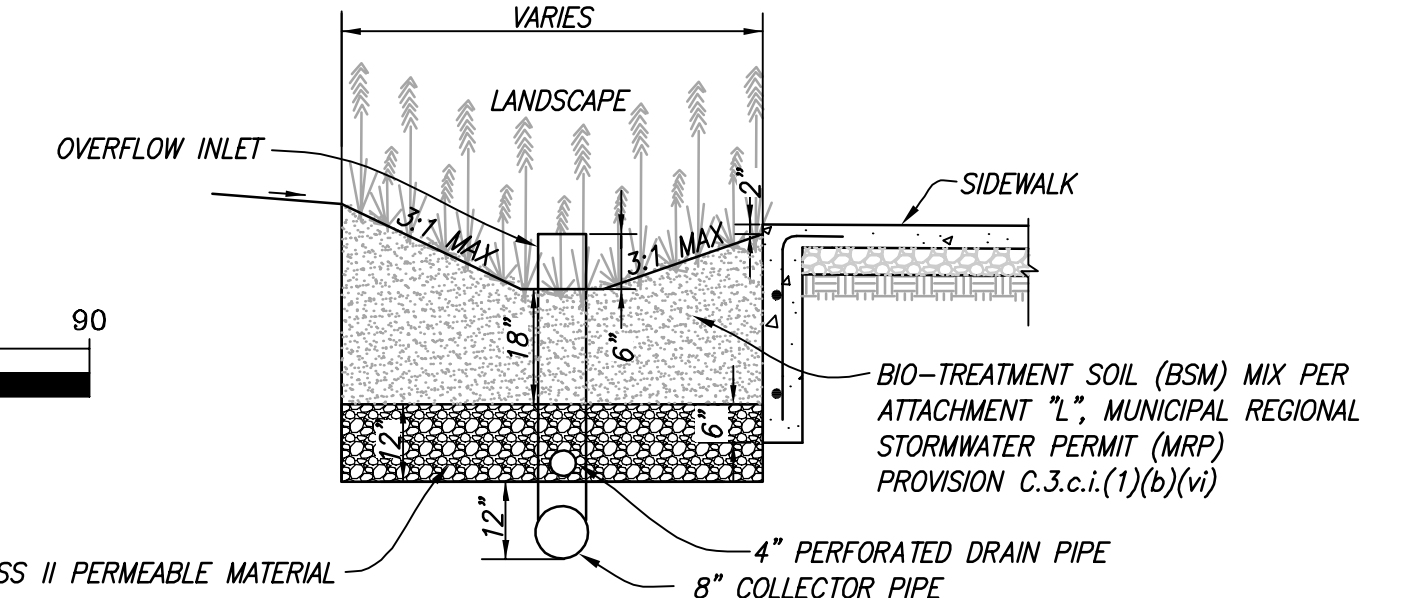
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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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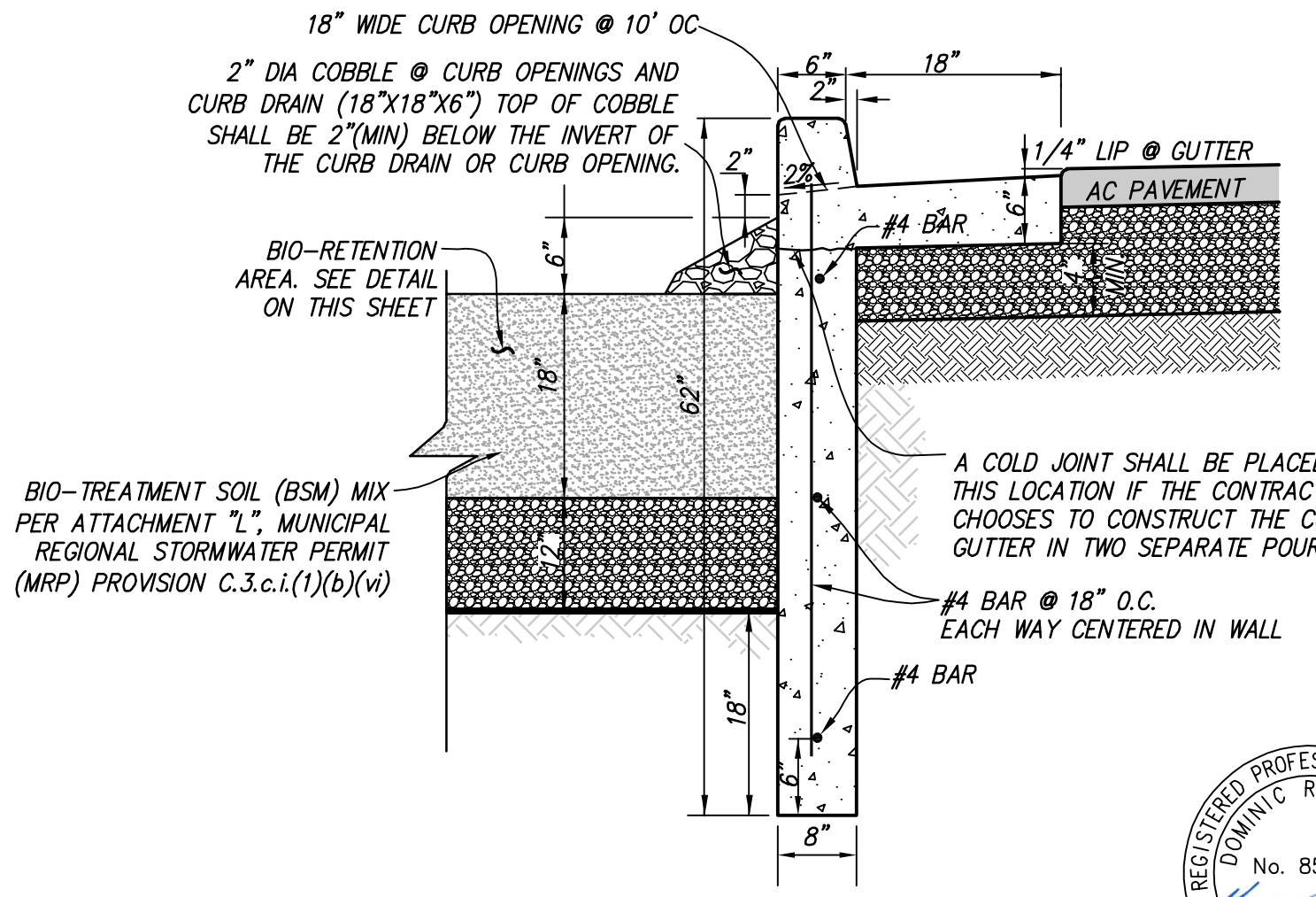
- KEY PLAN**
- (A) 2X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
 - (B) 6" CONCRETE SIDEWALK
 - (C) PLANTING SOIL PER LANDSCAPE ARCHITECT
 - (D) 2" DRAIN ROCK
 - (E) BIO-RETENTION TREATMENT SOILS (BSM) MIX PER ATTACHMENT "L", MUNICIPAL REGIONAL STORMWATER PERMIT (MRP) PROVISION C.3.c.i.(1)(b)(vi)
 - (F) CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPECIFICATIONS, SECTION 68, COMPACTED TO 95%
 - (G) STORM WATER INLET WITH LOW FLOW PLATE
 - (H) MIRAFI HP570 - GEOTEXTILE FABRIC 18" MIN OVERLAP & EXTEND GEOTEXTILE TO EDGE OF EXCAVATION.
 - (I) 20MIL STEGO WRAP - PLACED AROUND SIDES AND BOTTOM OF CLASS 2 PERMEABLE MATERIAL.
 - (J) MIRAGRID 2XT - GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK).
 - (K) 6" SDR-35 PVC PERFORATED DISTRIBUTION PIPE.
 - (L) 6" SDR-35 PVC PERFORATED COLLECTOR PIPE.
 - (M) 4" SDR-35 SOLID PVC PIPE INTO SILVA CELL SYSTEM.
 - (N) SILVA CELL BASE
 - (O) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE.
 - (P) PIN, PER SILVA CELL SPECIFICATIONS.
 - (Q) NATIVE BACKFILL, COMPACTED TO SOILS ENGINEER RECOMMENDATION.
 - (R) 6" CURB AND GUTTER
 - (S) ROOT BARRIERS AT EACH TREE(LENGTH OF ROOT BARRIER PER LANDSCAPE PLAN), TOP OF ROOT BARRIER TO BE 1" MIN BELOW TOP OF SIDEWALK.
 - (T) 6" SDR 35 SOLID PVC OVERFLOW RISER



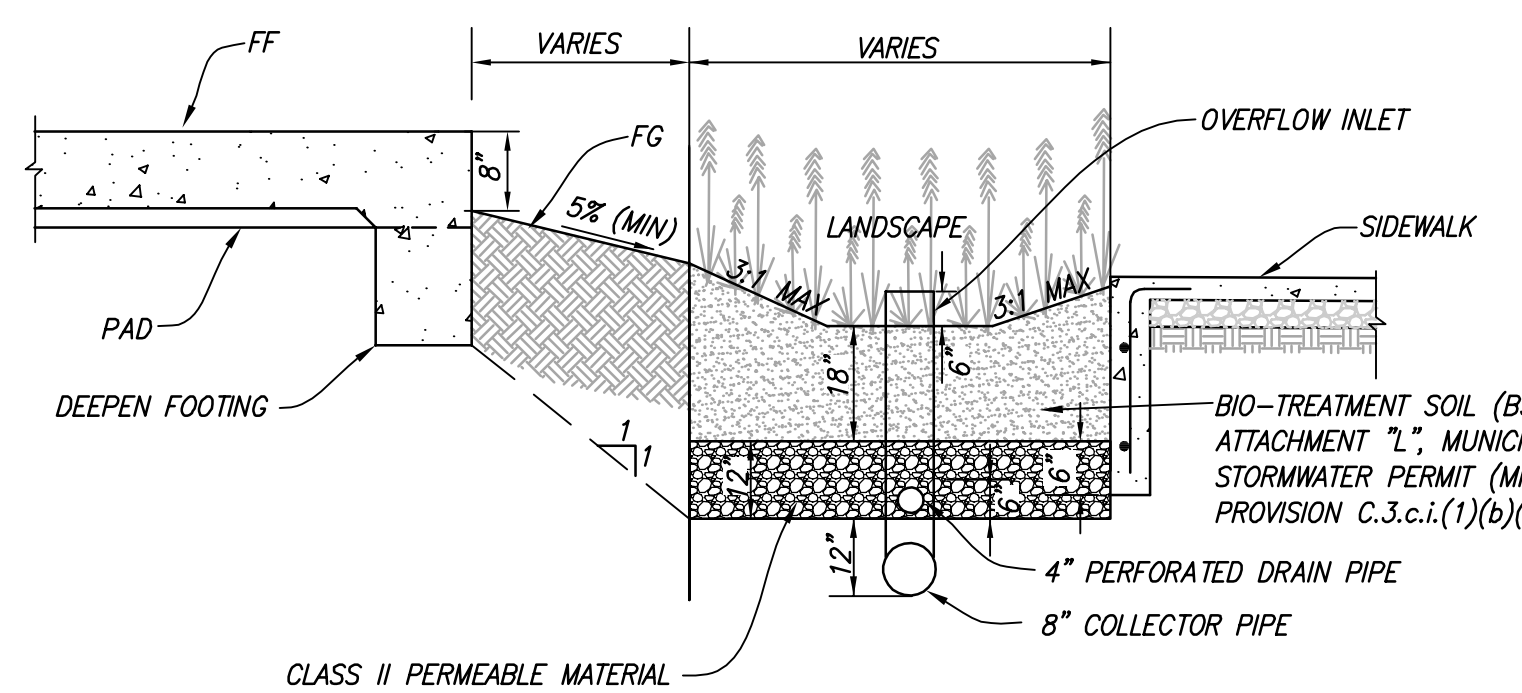
SECTION A-A TYPICAL SILVA CELL SECTION
NOT TO SCALE



BIORETENTION AREA NEXT TO SIDEWALK
NOT TO SCALE



BIORETENTION AREA NEXT TO CURB
NOT TO SCALE



BIORETENTION AREA ADJACENT TO BUILDING AND WALKWAY
NOT TO SCALE

DMA	SURFACE	BMP USED	BMP NO.	TOTAL AREA	IMPERVIOUS AREA	PERVIOUS AREA	EFFECTIVE IMPERVIOUS	SIZING FACTOR	BIO-RETENTION REQUIRED	BIO-RETENTION/ SILVA CELL PROVIDED
1	ROOF/LANDSCAPE	BIO-RETENTION	1	3,575	1,728	1,847	1,913	0.04	77	120
2	ROOF/LANDSCAPE	BIO-RETENTION	2	3,467	1,802	1,665	1,969	0.04	79	120
3	ROOF/PAVING/LANDSCAPE	BIO-RETENTION	3	15,353	12,909	2,444	13,153	0.04	526	555
4	ROOF/PAVING/LANDSCAPE	SILVA CELLS	4	6,041	5,660	381	5,698	0.04	228	230
5	PAVING/LANDSCAPE	BIO-RETENTION	5	7,570	6,181	1,389	6,320	0.04	253	256
6	ROOF/LANDSCAPE	BIO-RETENTION	6	6,446	4,602	1,844	4,786	0.04	191	215
7	ROOF/PAVING/LANDSCAPE	SILVA CELLS	7	6,073	5,614	459	5,660	0.04	226	248
8	PAVING/LANDSCAPE	BIO-RETENTION	8	7,680	6,461	1,219	6,583	0.04	263	300
9	ROOF/LANDSCAPE	BIO-RETENTION	9	4,787	3,054	1,733	3,227	0.04	129	130
10	ROOF/LANDSCAPE	BIO-RETENTION	10	4,314	3,108	1,206	3,229	0.04	129	131
11	ROOF/PAVING/LANDSCAPE	BIO-RETENTION	11	6,809	5,304	1,505	5,455	0.04	218	222
12	ROOF/PAVING/LANDSCAPE	BIO-RETENTION	12	6,518	6,081	437	6,125	0.04	245	247
13	ROOF/LANDSCAPE	BIO-RETENTION	13	3,423	1,396	2,027	1,599	0.04	64	64
14	ROOF/LANDSCAPE	BIO-RETENTION	14	3,591	1,836	1,755	2,012	0.04	80	80
15	PAVING/LANDSCAPE	BIO-RETENTION	15	5,248	4,612	636	4,676	0.04	187	188
TOTAL				90,895	70,348	20,547				

- LEGEND**
- DRAINAGE MANAGEMENT AREA BOUNDARY
 - DOWNSPOUT (DOWNSPOUTS NEXT TO DRIVEWAYS WILL SURFACE DRAIN TO STREETS)
 - - - - DOWNSPOUT SD PIPE

- NOTES:**
- THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 31, 2017 AND THE FOLLOWING CRITERIA:
 - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
 - b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
 - c. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 - a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04

PRELIMINARY STORMWATER TREATMENT PLAN
TRACT 8519 - MAPLELANE
CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA
FOR: DR HORTON

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 ENGINEERS • PLANNERS • SURVEYORS
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Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	41.8	0.55		29,817	272,918
MAWA=(ETo) * (0.82) * (ETAF/SLA) + ((1-ETAF) * SLA)						
Estimated Total Water Use (ETWU)		ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
		41.8	9.455	-	245,044	
ETWU=(ETo) * (0.62) * ((SF*PF)/IE) + SLA						
Difference between MAWA and ETWU						27,874
Project meets water budget.						

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
Add Hydrozone	1	Shrub	Drp	19,147	0.40	0.81	9,455
	2						
	3						
	4						
	Landscape area (not including SLA)				19,147		9,455

- NOTES:**
- A. ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER CALIFORNIA A.B.1881 GUIDELINES. DRIP IRRIGATION SHALL BE USED ON ALL NON TURF APPLICATIONS..
 - B. IRRIGATION SHALL BE CONTROLLED USING SMART CONTROLLERS FOR ALL HOA COMMON AREAS AND HOA MAINTAINED RESIDENTIAL AREAS. CONTROLLER MUST BE ACCESSIBLE AND CONNECTED TO THE INTERNET VIA WIFI OR SMART PHONE APPLICATION
 - C. LANDSCAPE PLANS SHALL COMPLY WITH BAY-FRIENDLY LANDSCAPE GUIDELINES
 - D. REQUIRED FOR SINGLE FAMILY HOMES: SMART IRRIGATION CONTROLLERS WITH AUTOMATIC RAIN SHUT OFF DEVICES. SEE PRELIMINARY MWEO CALCULATIONS THIS SHEET.

- PLANTING NOTES:**
- A. ALL PLANT MATERIAL SELECTED WILL BE HARDY TO SUNSET CLIMATE ZONE 17 AND CAN WITHSTAND LOCAL WEATHER CONDITIONS.
 - B. ALL PLANTING AREAS WILL RECEIVE 3" DEEP MED. GRIND RECYCLED WOOD MULCH.
 - C. SWALES WILL UTILIZE CALIFORNIA NATIVE PLANTS, INCLUDING HAND PLANTED GROUND COVERS, SHRUBS, AND TREES ON SLOPES. THE BOTTOMS OF THE BASINS MAY BE HAND PLANTED WITH AN APPROPRIATE PERENNIAL GRASS OR SEDGE AND ALSO HYDRO-SEEDED WITH CALIFORNIA NATIVE SEED.
 - D. ALL PLANTS WILL BE GROUPED BY WATER USE PER MWEO GUIDELINES

PROPOSED PLANT PALETTE - SUNSET ZONE 17

Botanical Name	Common Name	
TREES		
Arbutus 'Marina'	Strawberry Tree	L
Cercis occidentalis	Western Redbud	VL
Chitalpa tashkentensis	Chitalpa	L
Geijera parviflora	Australian willow	M
Koeleruteria paniculata*	Golden Rain Tree	M
Lagerstroemia Hybrid	Crape Myrtle	L
Laurus nobilis 'Sarotaga' *	Sweet Bay	L
Lophostemon confertus	Brisbane Box	M
Ligustrum lucidum	Glossy Privet	M
Magnolia g. Little Gem	Southern Magnolia	M
Olea europaea	Fruitless Olive	L
Platanus racemosa	California Sycamore	L
Prunus caroliniana	Carolina Laurel Cherry	M
Pyrus 'Chanticleer' * (MANOR BLVD)	Ornamental Pear	M
Quercus agrifolia	Coast Live Oak	L
Quercus virginiana	Southern Live Oak	L
Tristania laurina *	Water gum	M
* Tree included on City of San Leandro "City Tree Program".		
SHRUBS		
Agapanthus Spp.	Lily of the Nile	M
Aloe Spp.	Aloe	L
Arbutus Unedo	Strawberry Tree	L
Cistus Spp.	Rockrose	L
Diets vegeta	Fortnight Lily	L
Echium candicans	Pride of maderia	L
Elymus 'Canyon Prince'	Wild Rye	L
Euonymus 'Microphyllus'	Euonymus	M
Lavandula 'Goodwin Creek'	Lavander	L
Lavatera maritima	Bush Mallow	L
Leucadendron 'Safari Sunset'	Conebush	L
Leucadendron 'Jester'	Sunshine conebush	L
Ligustrum Japonicum	Japanese Privet	M
Liriope Muscari	Lily Turf	M
Loropetalum Chinense	Fringe flower	L
Muhlenbergia Rigens	Deer Grass	L
Pittosporum Tobira	Mock Orange	L
Podocarpus elongatus 'Monmal'	Blue Ice Yellowwood	M
Prunus C. 'Bright N'Tight'	Carolina Laurel Cherry	L
Raphiolepis Ovata	Yeddo Hawthorn	L
Rosmarinus Officinalis	Rosemary	L
Salvia Spp.	Sage	L
Viburnum Tinus	Laurastinus	M
Westringia 'Wynabbie Gem'	Coast Rosemary	L

GROUND COVER

Cotoneaster 'Lowfast'	Cotoneaster	M
Festuca Ovina Glauca	Sheep Fescue	M
Myoporum p. 'Pink'	Creeping Myoporum	L
Rosmarinus o. 'prostratus'	Prostrate Rosemary	L
Trachelospermum Jasminoides	Jasmine	M

VINES

Clematis Armandii	Clematis	M
Hardenbergia Violacea	Lilac Vine	M
Rosa 'Alba Plena'	Landy Banks Rose	L

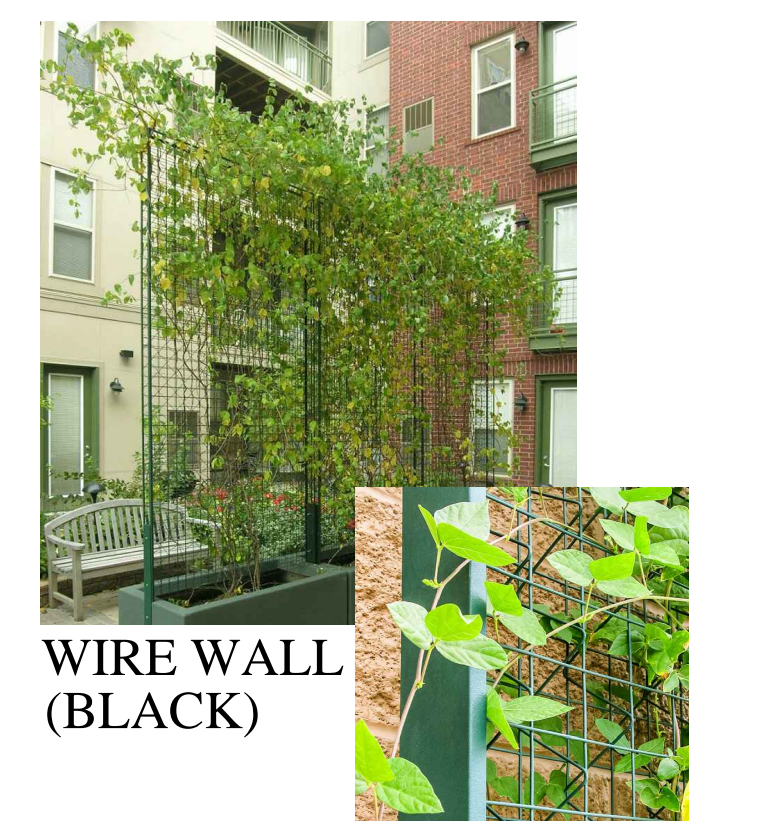
GRASSES/SEDGE

Carex flacca 'Blue Zinger'	Blue Zinger Sedge	M
Juncus Patens	California Gray Rush	L
Sisyrinchium californicum	Yellow Eyed Grass	M
Pennisetum spathiolatum	Slender Veldt Grass	L
Dianella caerulea 'Cassa Blue'	Blue Flax Lily	M

LIGHTING
 IMAGE REPRESENTS A GENERAL LIGHTING STYLE. FINAL STYLE MAY VARY PENDING ARCHITECTURAL DESIGN AND LIGHTING REQUIREMENTS.



C/1 US ARCHITECTURAL LIGHTING DSAP 25



STEEL FENCE (BLACK)



B/1 8' HIGH WOOD FENCE SEE E/2 FOR COLOR

WOOD FENCING SEE DETAIL B/1 THIS SHEET.

BIORETENTION SWALE TYP.

8" TALL - WELDED WIRE GREEN WALL

42" HIGH TUBULAR STEEL FENCE

CONCRETE PATIO AREA

(2) STAINLESS STEEL BIKE LOCKER (2 LOCATIONS TOTAL OF 4 LOCKERS) SEE DETAIL C/2 ON SHEET 2.

BISTRO TABLES/CHAIRS

MAIL BOX LOCATION, SEE B/2 ON SHEET 2.

ENTRY MONUMENT SEE DETAIL D/2 AND B/3 (MAX. HEIGHT 3'-8")

SIGHT DISTANCE TRIANGLE



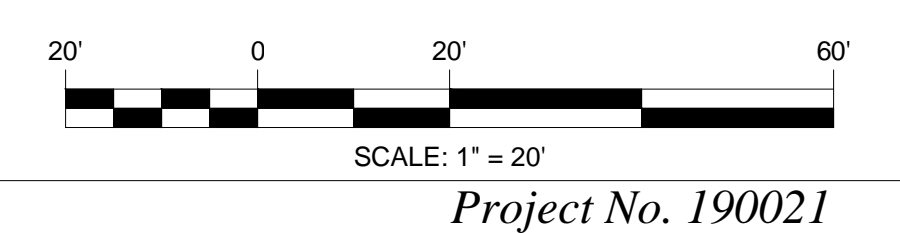
A/1 SIERRA PRECAST WALL "CLASSIC"

BIORETENTION SWALE TYP.
 CMU BLOCK WALL SEE DETAIL A/1 THIS SHEET
 AC LOCATION TYP.
 4' WIDE D.G. PATH
 16x16 PRECAST CONCRETE STEPPER TYP.

Maple Lane Development

RESIDENTIAL SITE DEVELOPMENT PLAN

ERC SC, LLC
 San Leandro, CA



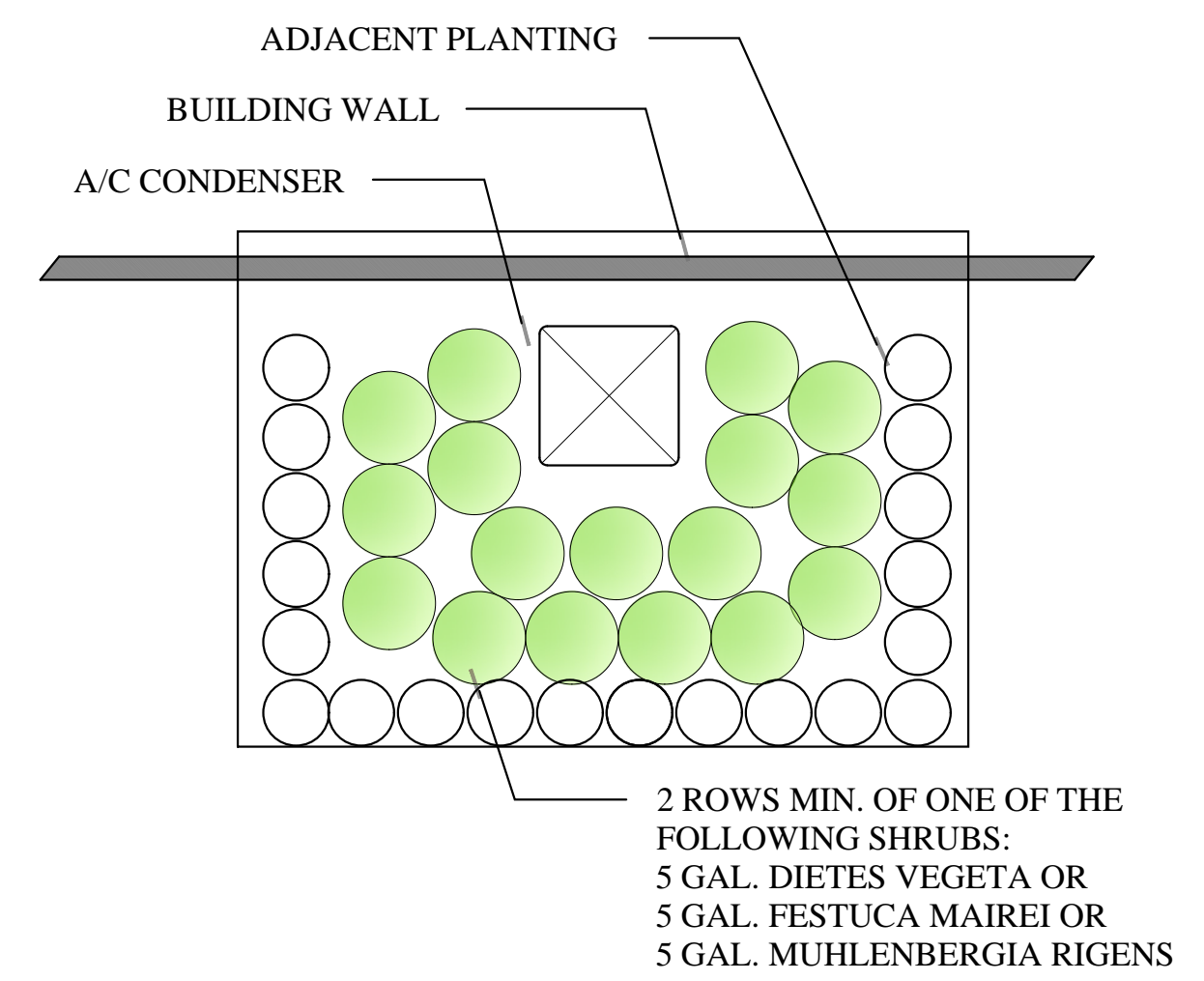
Project No. 190021



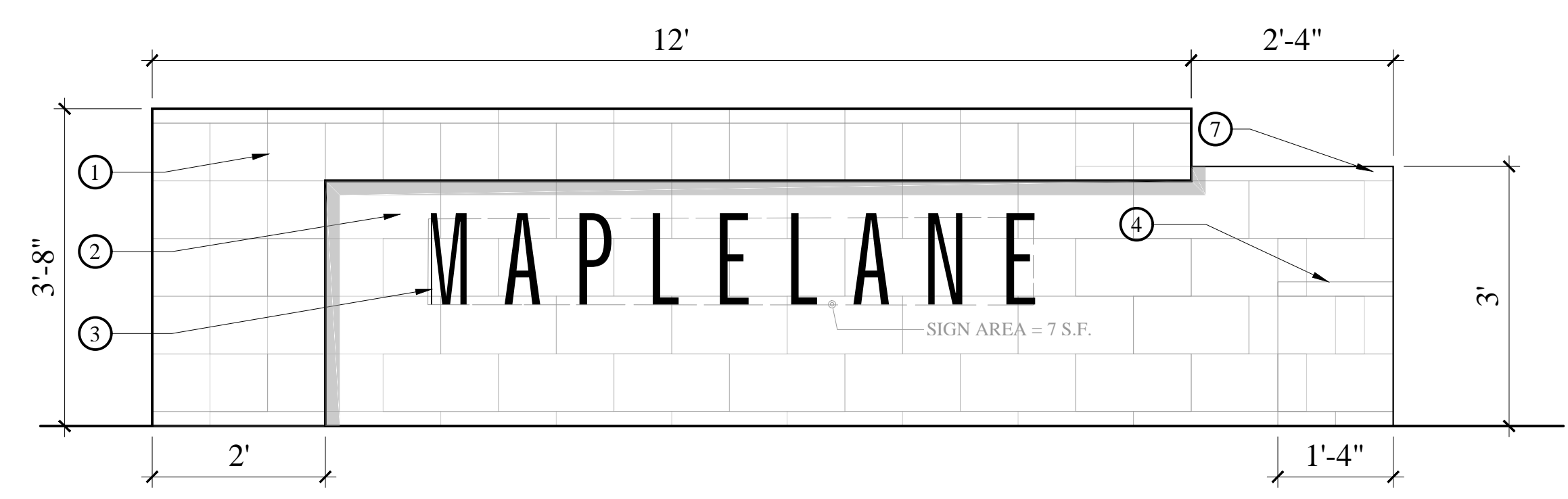
31750 Rancho Viejo Road | Suite 201
 San Juan Capistrano, CA 92675
 TEL: 949.276.4500 FAX: 949.276.4502
 www.sja.com

CONCEPTUAL LANDSCAPE PLAN

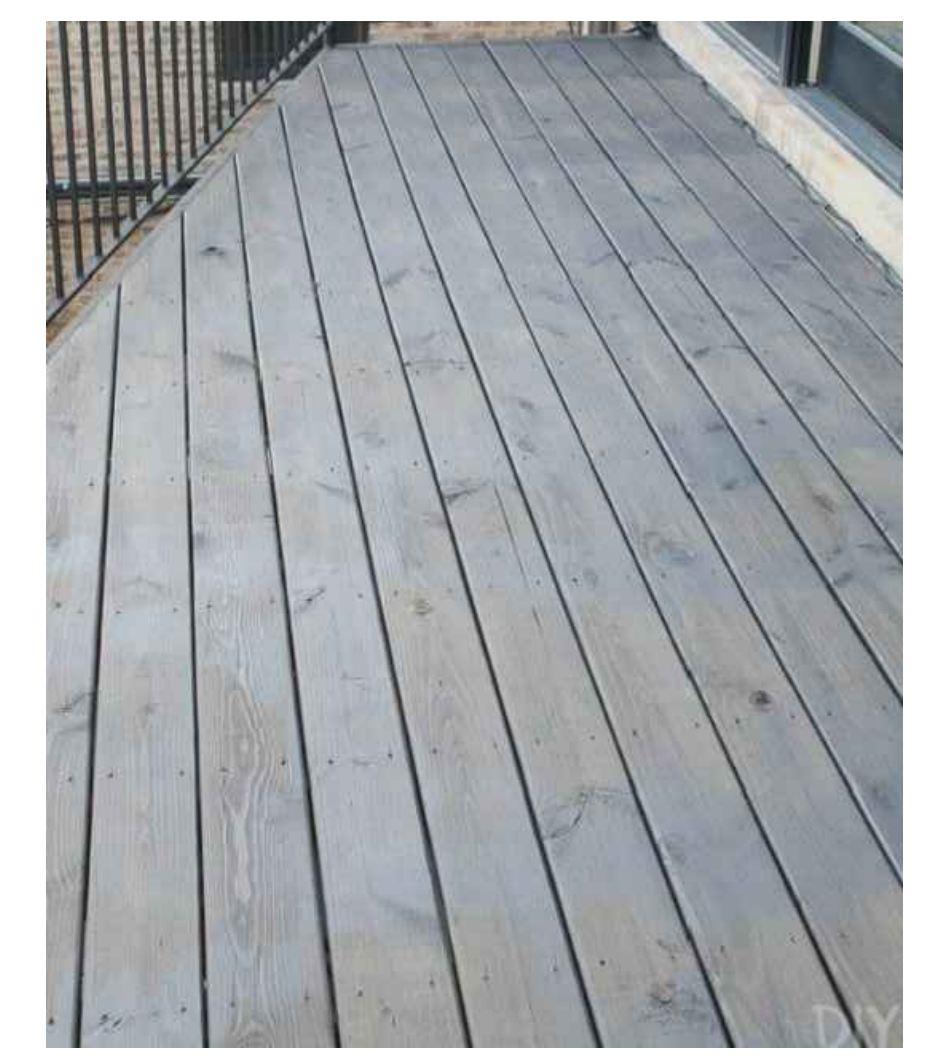




A/2 TYPICAL A/C SCREENING



MONUMENT LIGHTING/LETTERS



E/2 GOOD NEIGHBOR FENCE
COLOR:
BEHR SEMI TRANS. CAPE
COD GRY



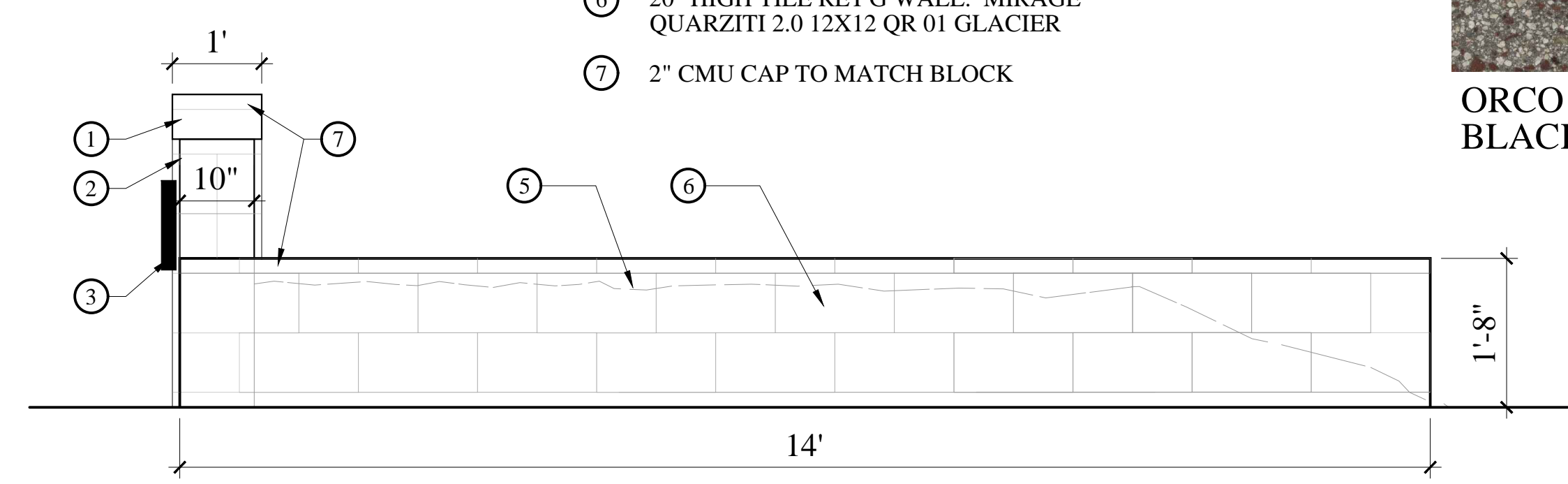
B/2 MAIL BOXES



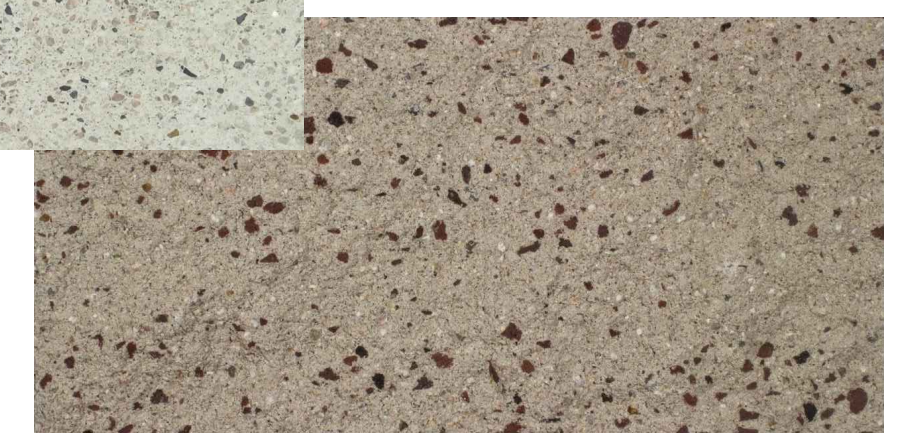
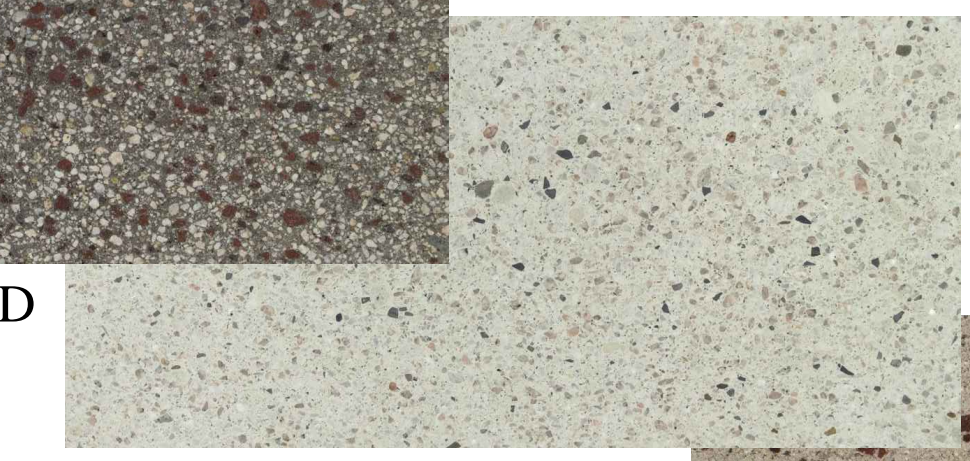
C/2 BIKE LOCKER
COLOR: BLACK

LEGEND

- ① 12" WIDE PILASTER BURNISHED BLOCK W/VERTICAL SCORE - 1" CANTILEVER OVER WALL. ORCO BLACK 250 MW COLOR
- ② 10" WIDE BURNISHED BLOCK 8X8X16. ORCO WHITE MW COLOR
- ③ 12" HIGH STAINLESS PINNED LETTERS WITH LED BACKLIGHT. MILL FINISH
- ④ LOW RETAINING WALL BEYOND
- ⑤ FINISH GRADE BEHIND WALL
- ⑥ 20" HIGH TILE RET'G WALL. MIRAGE QUARZITI 2.0 12X12 QR 01 GLACIER
- ⑦ 2" CMU CAP TO MATCH BLOCK

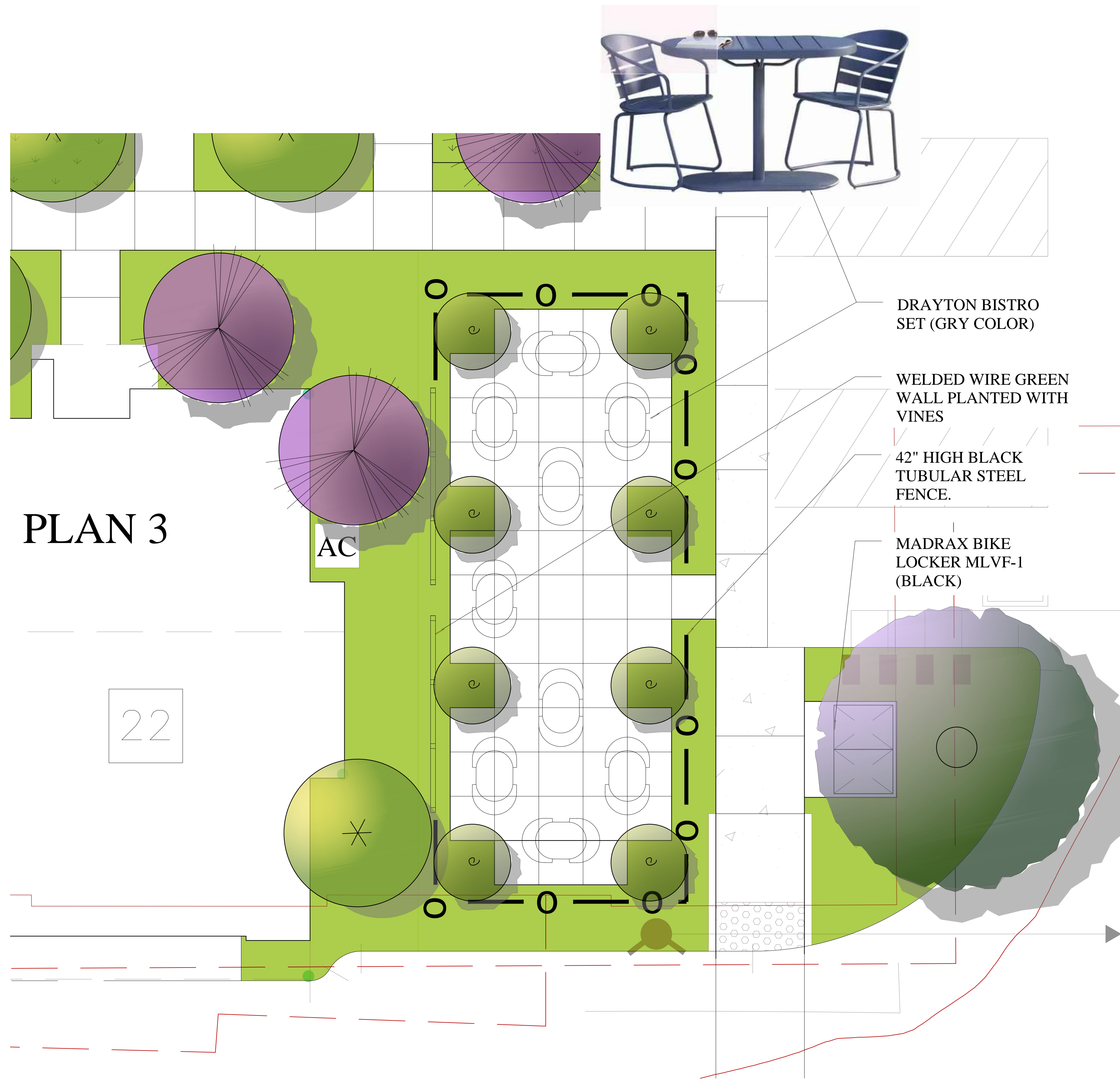


D/2 ENTRY MONUMENT



ENTRY MONUMENT / MATERIALS





PLAN 3

DRAYTON BISTRO SET (GRY COLOR)

WELDED WIRE GREEN WALL PLANTED WITH VINES

42" HIGH BLACK TUBULAR STEEL FENCE.

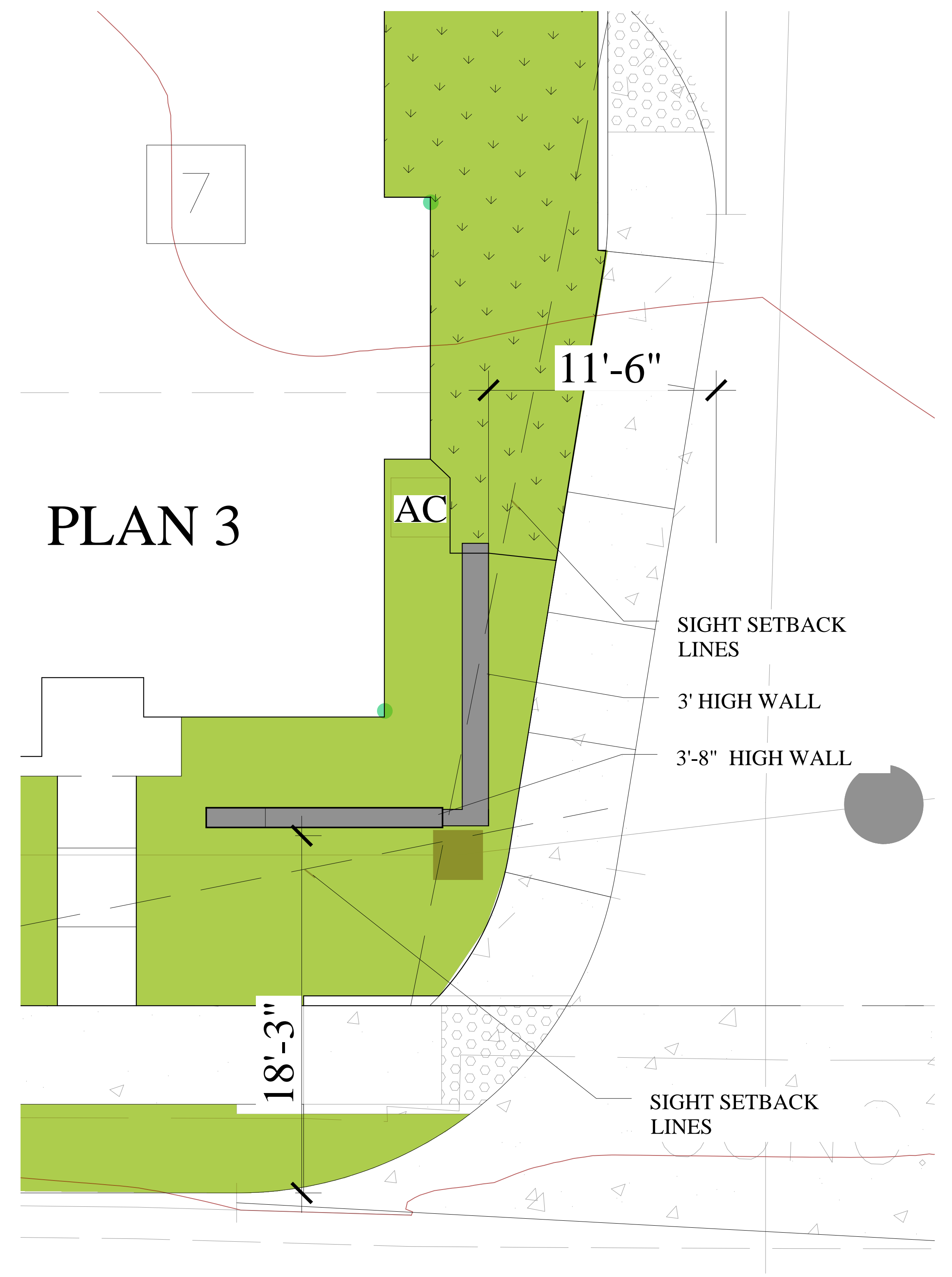
MADRAX BIKE LOCKER MLVF-1 (BLACK)

AC

22

A/3 COURTYARD ENLARGEMENT

1/4"=1'-0"



PLAN 3

AC

11'-6"

SIGHT SETBACK LINES

3' HIGH WALL

3'-8" HIGH WALL

SIGHT SETBACK LINES

18'-3"

B/3 ENTRY MONUMENT

1/4"=1'-0"

COURTYARD AND ENTRY ENLARGEMENTS

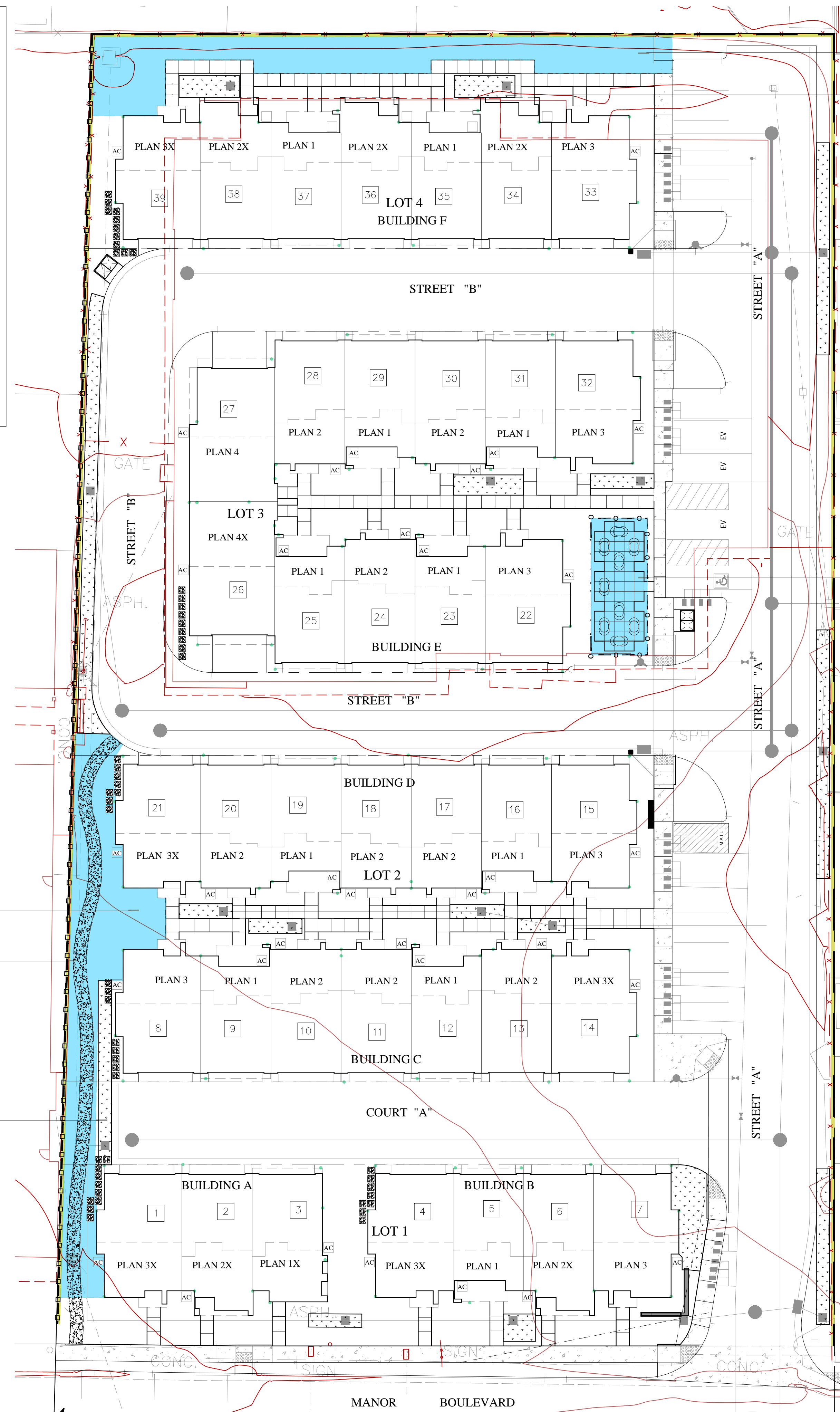


AREA TABLE

PRIV. OPEN SPACE	3,493 S.F.
COMMON OPEN SP.	4,894 S.F.
OPEN SPACE REQ'D (39 units x 200 s.f.)	7,800 S.F. (200 s.f./unit)
TOTAL O.S. PROVIDED (39 units / 8,387 s.f.)	8,387 S.F. (215.1 s.f./unit)
LANDSCAPE AREA	10,672 S.F.
BIORETENTION	2,628 S.F.
ROW	679 S.F.

Notes:

- Open Space areas exclude the bioretention and landscape square footage located with that space.
- Landscape area does not include any Open Space square footage.



AREA 2 = 1,962 S.F.

BIO-RETENTION

COMMON OPEN SPACE
TOTALS = 4,894 S.F.

AREA 1 = 699 S.F.

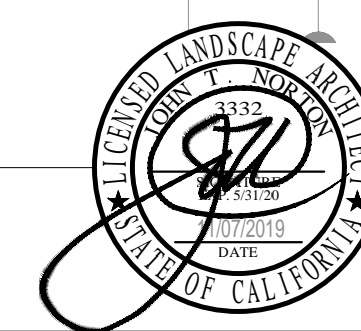
AREA 3 = 2,233 S.F.

48" WIDE D.G. TRAIL

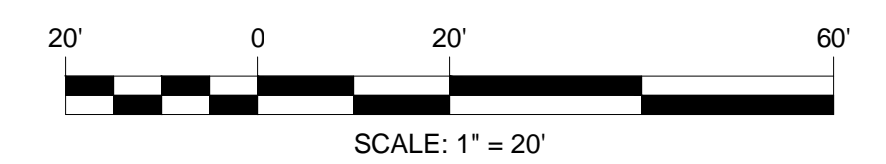
BIO-RETENTION

OPEN SPACE EXHIBIT

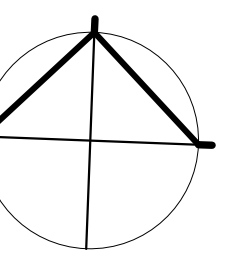
Maple Lane Development
RESIDENTIAL SITE DEVELOPMENT PLAN



ERC SC, LLC
San Leandro, CA



SCALE: 1" = 20'



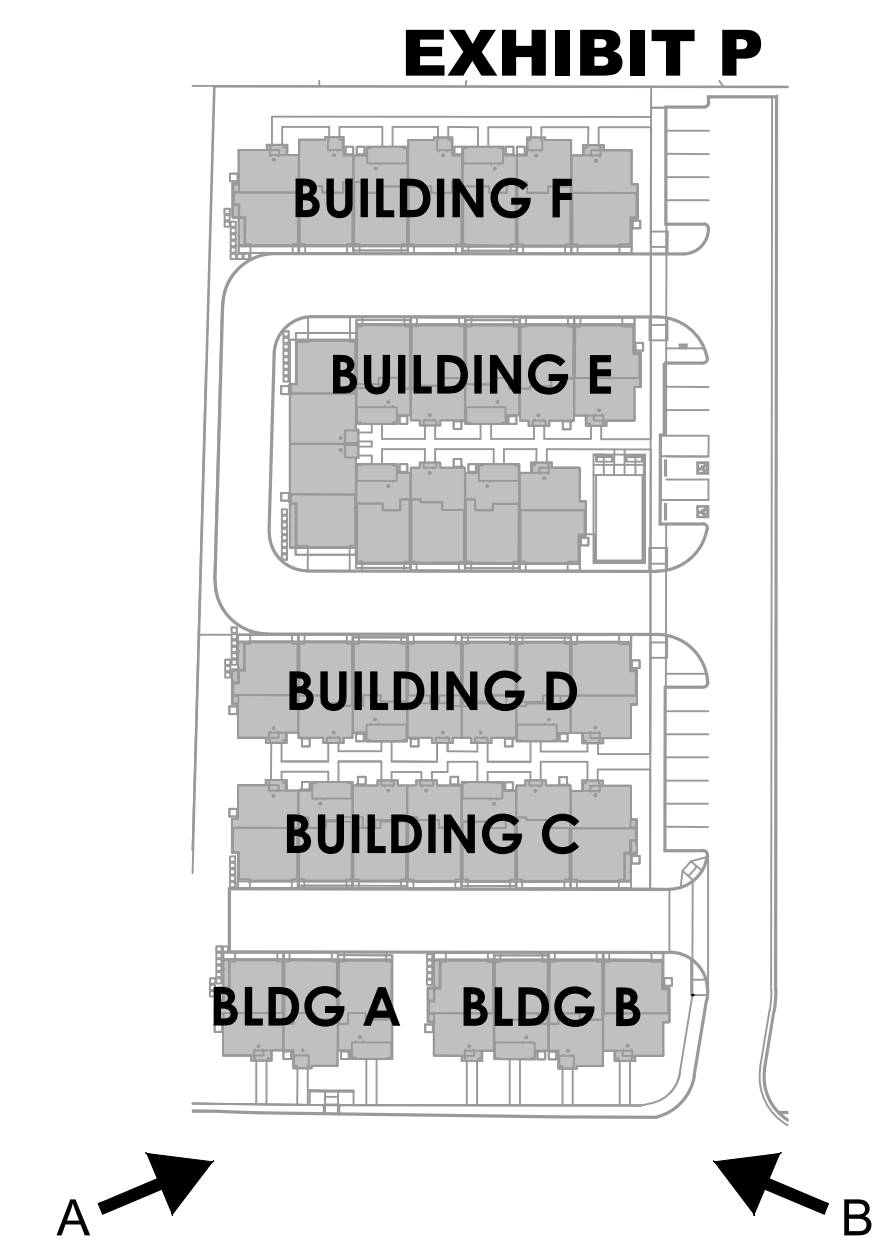
Project No. 190021

11/07/19

31750 Rancho Viejo Road | Suite 201
San Ramon, CA 94583
TEL: 925.376.4500 FAX: 925.376.4505
www.sja.com



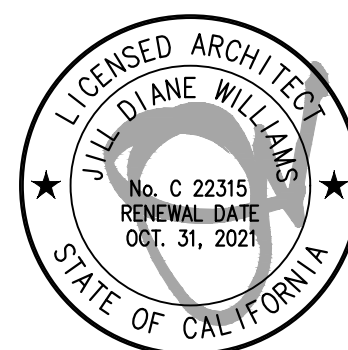
A - VIEW FROM MANOR BLVD



A - VIEW FROM MANOR BLVD & NORTON STREET



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MAPLELANE
SAN LEANDRO, CA # 2018-0396

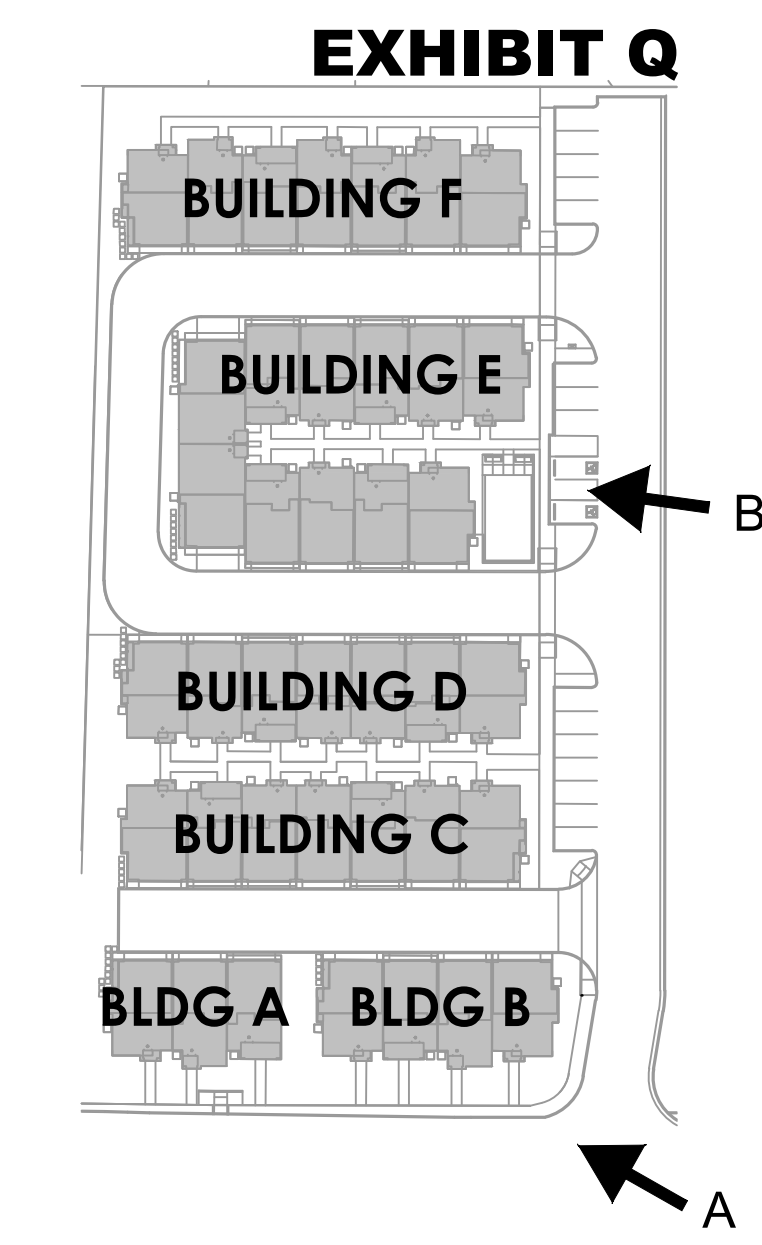
MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

STREET SCENES

A0.2



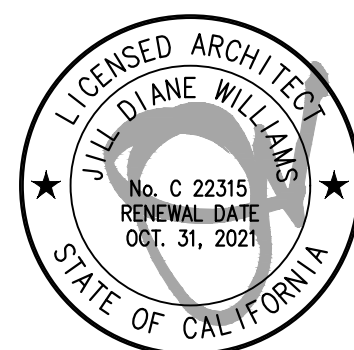
A - VIEW FROM ENTRANCE



B - VIEW TOWARD COMMON AREA



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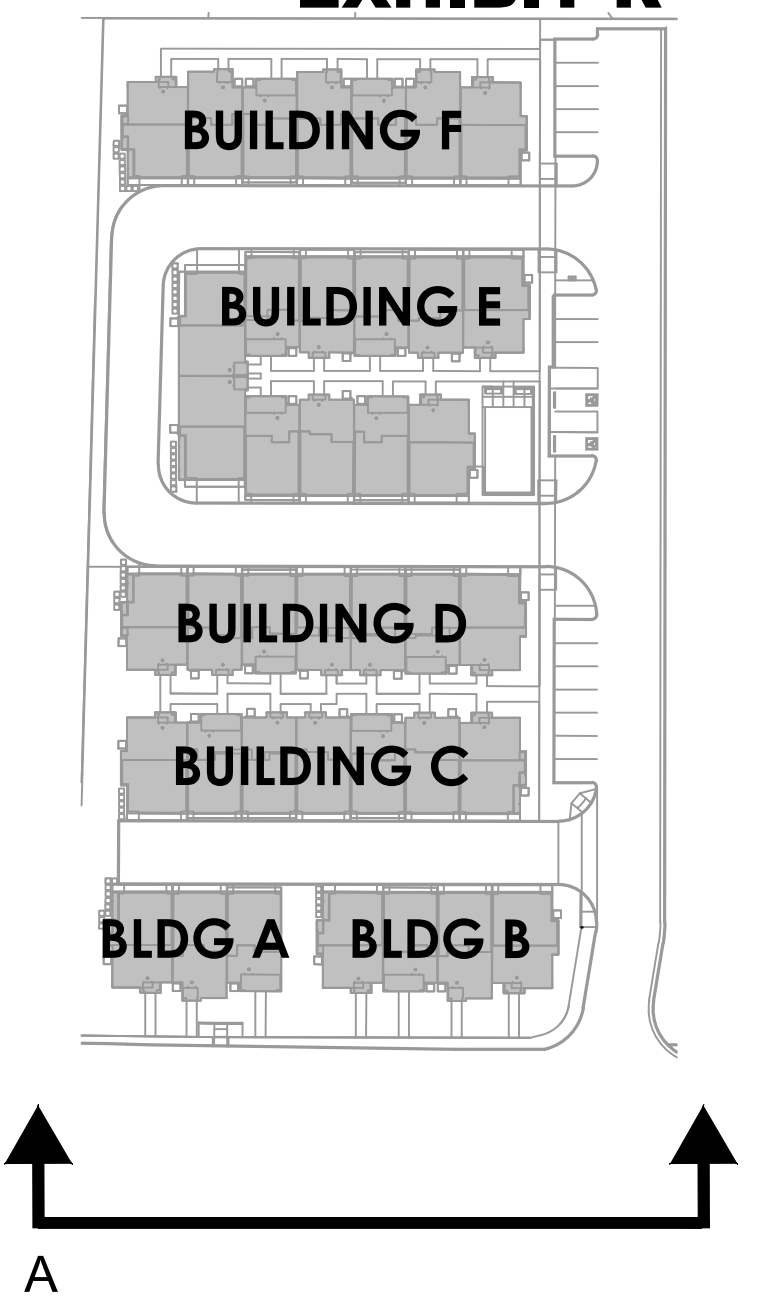
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6683 Owens Drive
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

STREET SCENES

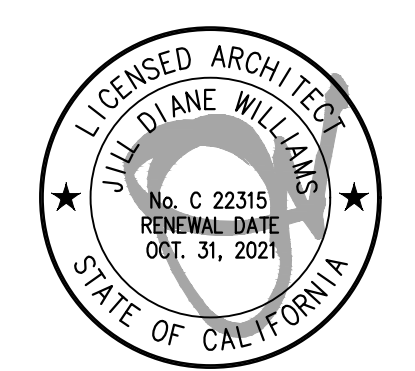
A0.3



A - STREET ELEVATION



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MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

STREET SCENES
STREET ELEVATION

SITE INFORMATION

ADDRESS: 903 MANOR BLVD
 APN: 80H-1541-036
 CITY: SAN LEANDRO, CA
 COUNTY: ALAMEDA COUNTY
 CURRENT ZONING: COMMUNITY COMMERCIAL (MF RESIDENTIAL WITH CUP)
 EXISTING GENERAL PLAN LAND USE: NEIGHBORHOOD COMMERCIAL
 PROPOSED GENERAL PLAN LAND USE: GENERAL COMMERCIAL

CC DEVELOPMENT STANDARDS

MAX DENSITY: 24 DU/AC
 REQUIRED BUILDING SETBACKS:
 FRONT: 10'
 SIDE: 0"
 CORNER SIDE: 10'
 REAR: 0"
 OPEN SPACE: 200SF/UNIT
 MAX LOT COVERAGE: 50%
 MAX HEIGHT ALLOWED: 50'

SEE CIVIL SHEET C1.0 FOR PROVIDED SETBACKS
 *YARDS ABUTTING "R" DISTRICT: 15' SIDE OR REAR

Unit Type	# Units	PRIVATE OPEN SPACE	
		Deck Area (sf)	Total
Plan 1	11	100	1,100 sf
Plan 1X	1	100	100 sf
Plan 2	9	91	819 sf
Plan 2X	5	91	455 sf
Plan 3	6	77	462 sf
Plan 3X	5	77	385 sf
Plan 4	1	86	86 sf
Plan 4X	1	86	86 sf
Sub-Total	39		3,493 sf

SITE PLAN SUMMARY

RESIDENTIAL AREA (NET): ±2.1 ACRES
 RESIDENTIAL AREA (GROSS): ±2.3 ACRES

OPEN SPACE PROVIDED: ±8,387 SF (215.1 SF/UNIT)
 PRIVATE OPEN SPACE: ±3,493 SF (SECOND FLOOR DECKS OF UNITS. SEE CHART TO THE RIGHT FOR BREAKDOWN.)
 COMMON OPEN SPACE: ±4,894 SF (SEE LANDSCAPE EXHIBIT SHEET L4 FOR COMMON OPEN SPACE)

BUILDING COVERAGE (NET): 34%
 BUILDING COVERAGE (GROSS): 32%

DENSITY (NET): ±18.6 DU/AC
 DENSITY (GROSS): ±17.0 DU/AC

PARKING SUMMARY:

REQUIRED PARKING:
 2 BD UNITS - 2.25SP/UNIT (0.25 SP/UNIT GUEST) * 12 = 27 SPACES
 3+ BD UNITS - 2.50SP/UNIT (0.25 SP/UNIT GUEST) * 27 = 68 SPACES
 TOTAL REQUIRED PARKING SPACE 95 SPACES

PARKING PROVIDED:
 GARAGE 78 SPACES (EV CHARGING 1 PER UNIT=39)
 ON-SITE PARKING 13 STANDARD
 1 VAN ACCESSIBLE
 3 ELECTRIC VEHICLE CHARGING *
 TOTAL PARKING PROVIDED 95 SPACES
 OVERALL PARKING RATIO 2.4 SPACES

*ELECTRIC VEHICLE COUNTS:
 39 UNITS, EACH WITH EV CHARGING IN THE GARAGES
 17 ON-SITE PARKING SPACES X 15% = 2.55 REQUIRED TO PROVIDE EV CHARGING. 3 ON SITE PROVIDED PROVIDED.

EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION

BUILDING SUMMARY:

Building	Plan 1	Plan 1X	Plan 2	Plan 2X	Plan 3	Plan 3X	Plan 4	Plan 4X	# of Bldg's	Total Units	%	Height
Type 1-Bldg E	4		3		2		1	1	1	11	28%	± 37'-6"
Type 2-Bldg C/D	2		3		1	1			2	14	36%	± 37'-6"
Type 3-Bldg F	2			3	1	1			1	7	18%	± 37'-6"
Type 4-Bldg B	1			1	1	1			1	4	10%	± 37'-6"
Type 5-Bldg A		1		1		1			1	3	8%	± 37'-6"
Total									6	39	100%	

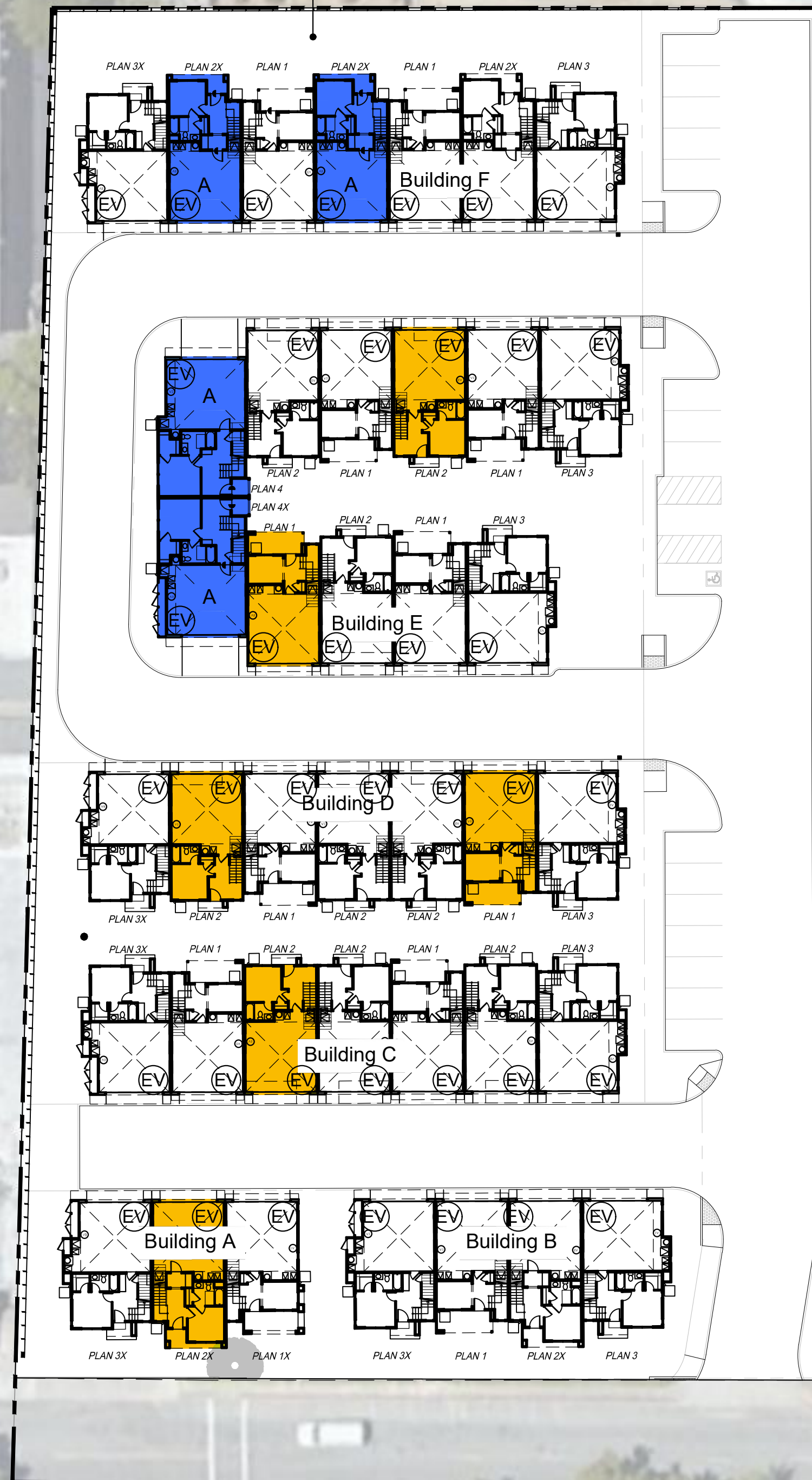
DETAILED UNIT SUMMARY:

Unit Type	Description	# Total	Garage	%	Private Open Space		Net Square Footage		Gross Floor Area	
					Deck (sf)	Total	NSF	Total	GFA	Total
Plan 1	2bd/2.5 ba/Den	11	2	28%	100	1,100	1,605	17,655	1,703	18,733
Plan 1X	2bd/2.5 ba/Den	1	2	3%	100	100	1,605	1,605	1,703	1,703
Plan 2	4bd/3.5 ba	9	2	23%	91	819	1,761	15,849	1,864	16,776
Plan 2X	4bd/3.5 ba /Acc.	5	2	13%	91	455	1,791	8,955	1,897	9,485
Plan 3	4bd/3.5 ba	6	2	15%	77	462	2,019	12,114	2,129	12,774
Plan 3X	4bd/3.5 ba	5	2	13%	77	385	2,019	10,095	2,129	10,645
Plan 4	4bd/3.5 ba /Acc.	1	2	3%	86	86	2,126	2,126	2,254	2,254
Plan 4X	4bd/3.5 ba /Acc.	1	2	3%	86	86	2,126	2,126	2,254	2,254
Sub-Total		39		100%		3,493		70,525		74,624
Average Unit Size										1,808 sf
Density (gross acreage)										17.0 du/ac

Total Site Area: 100,188 sf (2.3 ac)
 Proposed FAR: 0.74 < 1.0 (Max. FAR for CC Zoning = 1.0)

Accessible Units 39 x 10% = 4 required (4 provided)

DAYLIGHT PLANE
 SEE SHEET A1.1



ZONE: CC

ZONE: RS

NORTON

MANOR

A 4 ACCESSIBLE UNITS

LOCATION OF ACCESSIBLE UNITS

4 MULTI-STORY DWELLING UNITS SHALL COMPLY WITH ACCESSIBLE AND ADAPTABLE REQUIREMENTS OF CBC 1102A.3. (10% OF TOTAL MULTI-STORY DWELLING UNITS)

BLUE HATCH INDICATES POTENTIAL LOCATIONS OF CBC 1102A.3 COMPLYING DWELLING UNITS. DESIGNATION OF 4 COMPLYING UNITS TO BE BASED ON GRADING DESIGN - SEE CIVIL ENGINEERING PLANS.

6 6 BELOW MARKET RATE UNITS

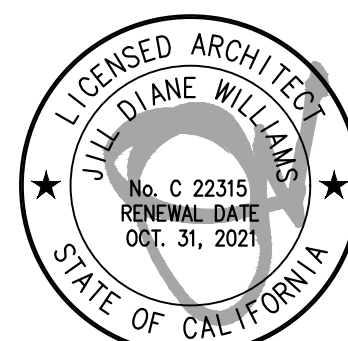
LOCATION OF BMR (SAN LEANDRO "INCLUSIONARY") UNITS

NOTES:

- REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, SITE DIMENSIONS, ACCESSIBLE UNIT LOCATIONS, ETC.
- REFER TO LANDSCAPE SHEETS FOR LANDSCAPE DESIGN, DIMENSIONS AND DETAILED INFORMATION.



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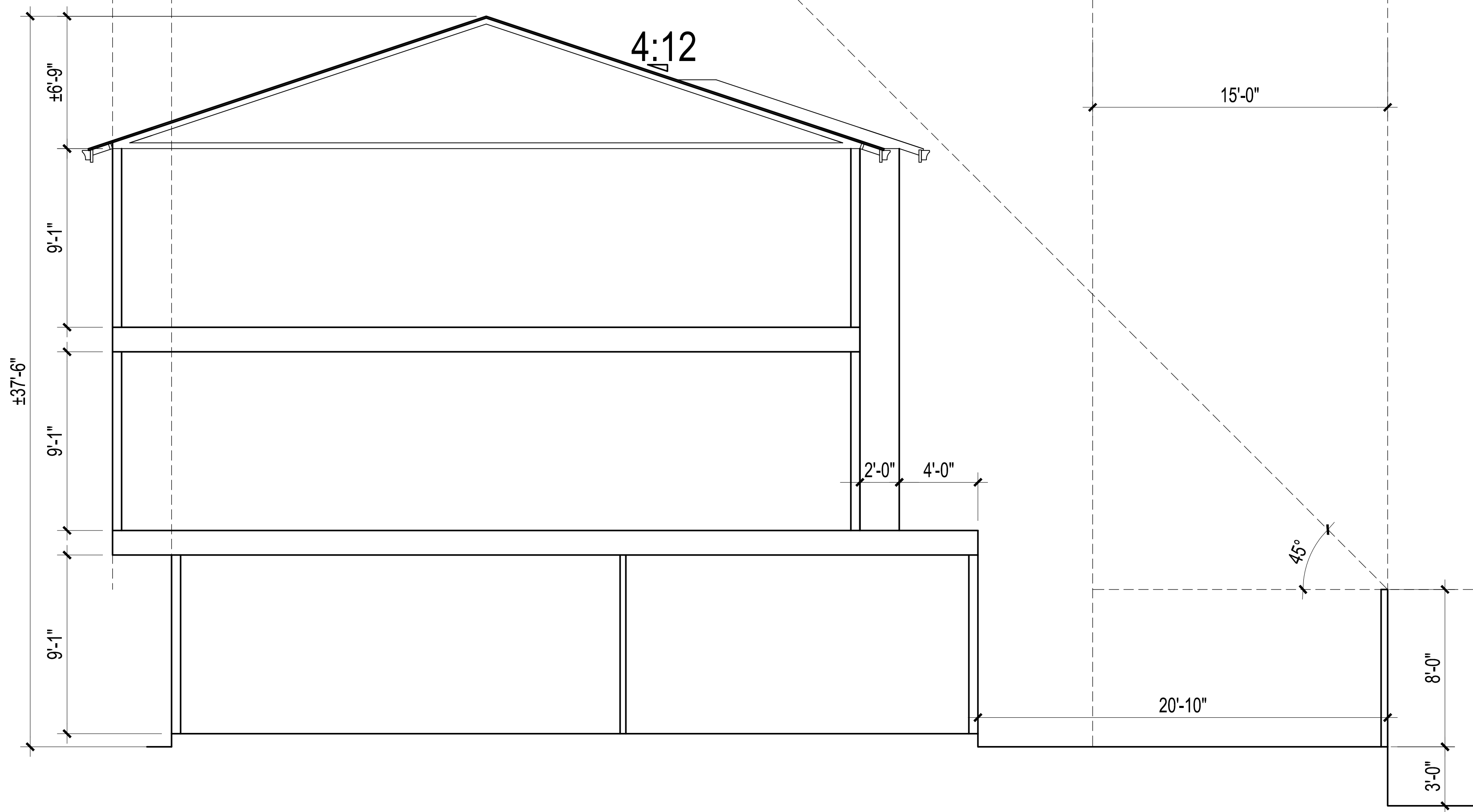
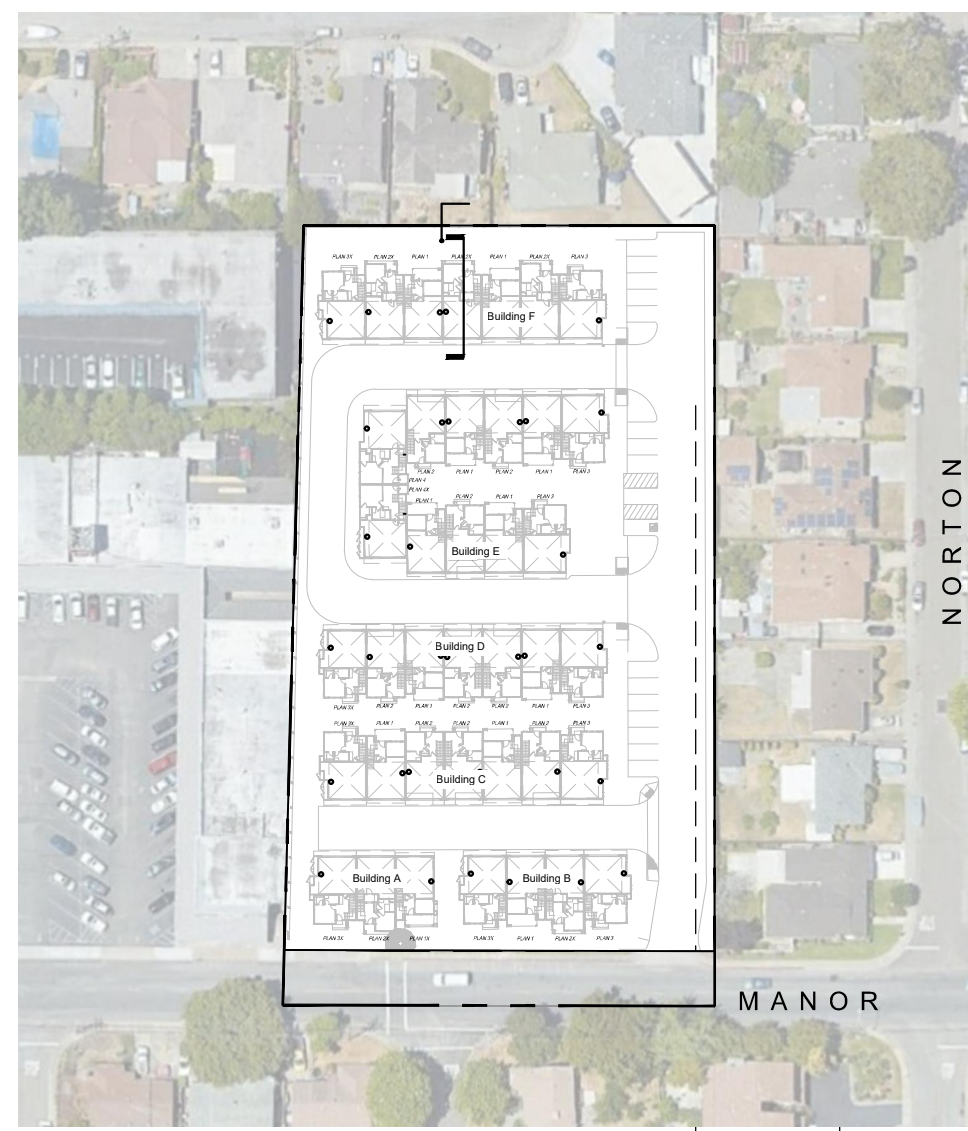
MAPLELANE
 SAN LEANDRO, CA # 2018-0396


MAPLELANE DEVELOPMENT
 NOVEMBER 7, 2019



ARCHITECTURAL SITE PLAN

A1.0





CITY OF SAN LEANDRO PLANNING SERVICES | www.sanleandro.org/planning

DAYLIGHT PLANE INFO SHEET

835 East 14th Street, San Leandro, CA 94577 | (510) 577-3325 | planner@sanleandro.org

CITY OF SAN LEANDRO
Community Development Department

HOURS: MON / TUE / THUR 8 AM-4 PM, WED 8 AM-3 PM, FRI BY APPOINTMENT

835 East 14th Street
San Leandro, CA 94577
T: (510) 577-3325
F: (510) 577-6007
www.sanleandro.org

General Information

A Daylight Plane is an angled building height limitation that regulates the massing and design of buildings and defines the building envelope within which all new structures must be contained.

Daylight Planes are intended to provide for light and air, and to limit the impacts of bulk and mass on adjacent properties.

The daylight plane is measured separately for each side of each building on a lot.

Will the Daylight Plane apply to my project?

You will need to consider the Daylight Plane for your project if it is:

- Greater than 19'6" Height in an R District.** Located in an RS, RS-40, RS-VP, RO, or RD District and any portion of your project is taller than 19'6" in height. [2-537]
- Adjacent to an R District.** Located in a C, P, SA, or DA District and the parcel is adjacent to an R District. [2-600.B.3]

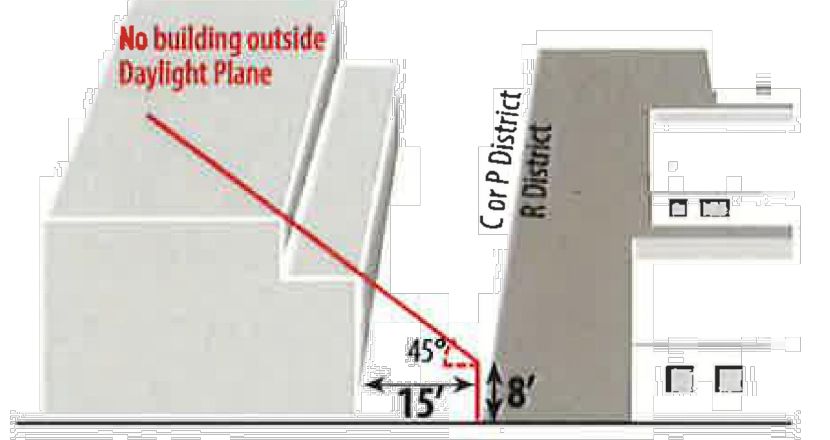
No portion of the structure shall intrude beyond the Daylight Plane, except as provided for in Section 4-165.4 Building Projects into Yards and Courts, which include all or portions of:

- a. Cornices, Eaves, Mechanical Equipment, and Ornamental Features;
- b. Uncovered Porches, Terraces, Decks, Patios not more than 30' in height;
- c. Balconies, Stairs, Canopies, Awnings, Covered Porches, Wheelchair Ramps, Fire Escapes;
- d. Chimneys, Bay Windows.

Exceptions may be granted by an Administrative Exception approval per Section 5-574.

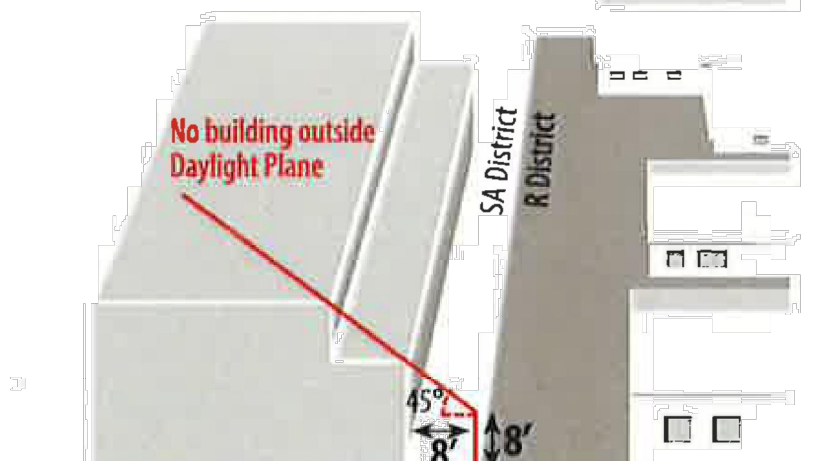
In a C or P District, adjacent to an R District

- 15' side or rear setback
- Daylight Plane at 8' above grade at a side/rear property line and extends upwards at a 45° angle



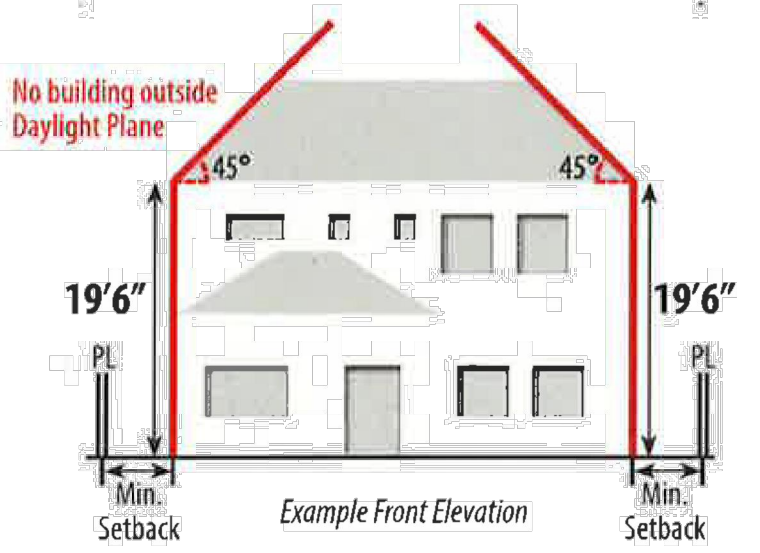
In an SA District, adjacent to an R District

- 8' side or rear setback
- Daylight Plane at 8' above grade at a side/rear property line and extends upwards at a 45° angle



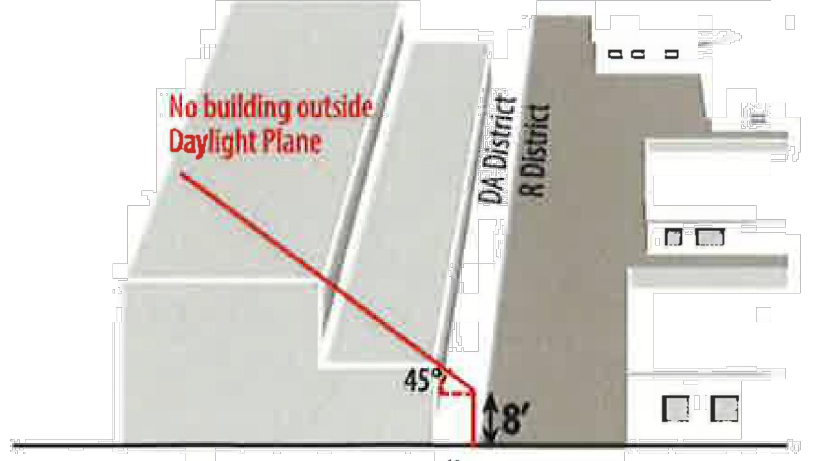
In an R District

- Minimum Setback by Zoning District
- Daylight Plane at 19'6" above grade at each setback line and extends upwards at a 45° angle



In a DA District, adjacent to an R District

- Rear yard set back varies (consistent with prevailing conditions on each block; see also [Downtown TOD Strategy](#))
- Daylight Plane at 8' above grade at a side/rear property line and extends upwards at a 45° angle



[#-#] Refers to relevant Zoning Code Section.
Zoning Code and map available online www.sanleandro.org/zoning

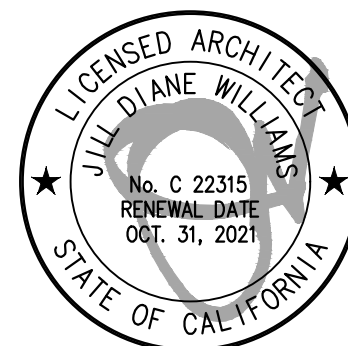
Legend: — Daylight Plane, Property Line

Example Front Elevation: Shows a house with a 19'6" height and 45-degree daylight plane. Labels include 'No building outside Daylight Plane', 'Min. Setback', and 'PL'.

Page 1 of 1 v. 05/22/2018



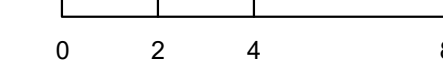
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



DAYLIGHT PLANE
CONCEPTUAL SECTION

A1.1



LEGEND:

* LOCATION OF ADJACENT NEIGHBORS' WINDOWS

- - - LOCATION OF PROPOSED BEDROOM WINDOWS



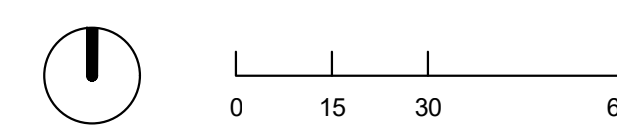
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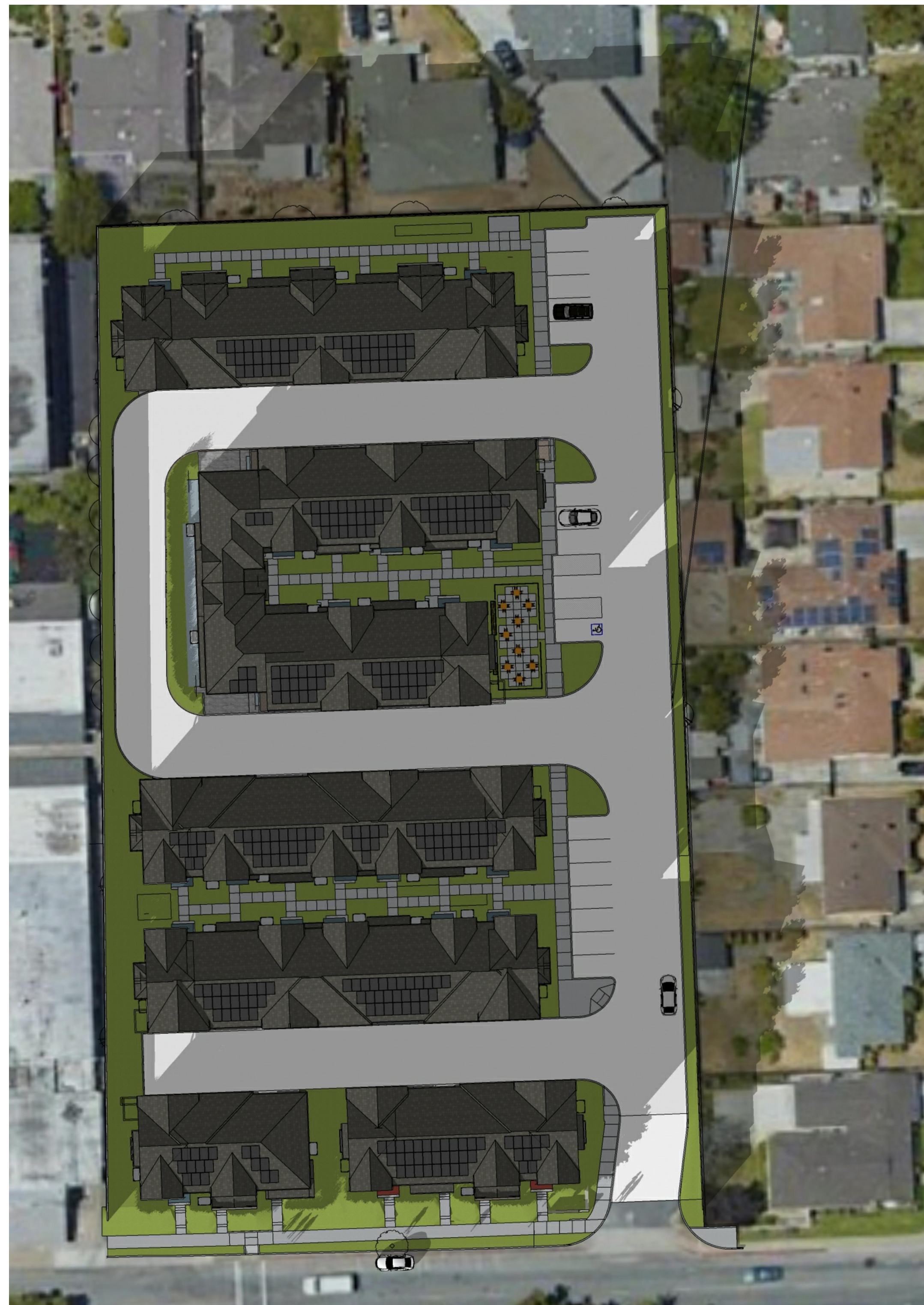


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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019





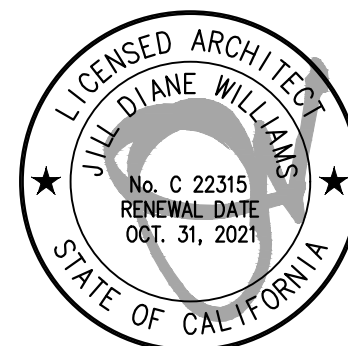
DECEMBER 21 - 3 P.M.



JUNE 21 - 12 P.M.



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MAPLELANE
SAN LEANDRO, CA # 2018-0396

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NOVEMBER 7, 2019

SEASONAL SOLAR ANGLES

A1.3

CODE SUMMARY:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

- 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24, PART 2
 - 2016 CALIFORNIA RESIDENTIAL CODE (CRC), TITLE 24, PART 2.5
 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24, PART 3
 - 2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24, PART 4
 - 2016 CALIFORNIA PLUMBING CODE (CPC), TITLE 24, PART 5
 - 2016 CALIFORNIA ENERGY CODE (CEC), TITLE 24, PART 6
 - 2016 CALIFORNIA FIRE CODE (CFC) TITLE 24, PART 9
 - 2016 CALIFORNIA GREEN BUILDING CODE (CAL GREEN), TITLE 24, PART 11
 - CITY OF SAN LEANDRO MUNICIPAL ORDINANCE
 - PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS
 - NFPA 13D, - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
 - NFPA 24, - PRIVATE FIRE SERVICE MAINS
 - NFPA 72, - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)
- REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

TYPE V-B CONSTRUCTION

OCCUPANCY GROUP: (CRC R302.2)	R-3 TOWNHOUSE-CONDOMINIUMS U PRIVATE GARAGES
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NFPA 13D OR CRC SECTION R313.3 NFPA 13D PER R309.6 FOR ATTACHED GARAGES
ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SEC. 504.2)	3 STORIES, AND <40 FEET
ACTUAL HEIGHT:	<40 FEET (SEE ELEVATIONS)
ALLOWABLE STORIES: (CBC TABLE 504.3 & SEC. 504.4)	3 STORIES
ALLOWABLE FLOOR AREA:	R-3 UNLIMITED PER CBC TABLE 506.2 U PRIVATE GARAGES <1,000 S.F., PER CBC 406.3.1
	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
	THE AREAS INDICATED HEREIN ARE FOR THE PURPOSE OF BUILDING DEPARTMENT SUBMITTAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, ENERGY CALCULATIONS, SALES AND MARKETING LITERATURE, OR ANY OTHER PURPOSES. AREA CALCULATIONS FOR THESE PLANS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREA OF THE TOWNHOUSE AS BUILT. ANY AREA CALCULATIONS PROVIDED OTHER THAN THOSE MANDATED BY 2016 CRC SHALL BE NOTED AS TO THEIR METHOD OF CALCULATION AND PURPOSE FOR INCLUSION.
DWELLING SEPARATIONS: (CRC R302.2)	1-HOUR RATED COMMON WALL
GARAGE SEPARATIONS: (CRC TABLE R302.6)	FROM THE RESIDENCE & ATTIC - NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORTS - NOT LESS THAN 5/8-INCH TYPE-X GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION - NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (PER CRC R302.1(2))	WALLS WITH A FIRE SEPARATION DISTANCE > 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ZERO HOUR RATED (0) (NON-RATED) WALLS WITH A FIRE SEPARATION DISTANCE < 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ONE-HOUR RATED (1) (1-HOUR)
	REFER TO SITE PLAN FOR FIRE SEPARATION DISTANCES.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS (PER CRC R302.1(2)):	FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNPROTECTED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO HOUR RATED (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE
	REFER TO SITE PLAN FOR FIRE SEPARATION DISTANCES.
UTILITIES/ THROUGH PENETRATIONS:	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R302.4.1 & R302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY	
APPLICATION: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN).

SOLAR REQUIRED

SOLAR PLANS BY OTHERS UNDER DEFERRED SUBMITTAL

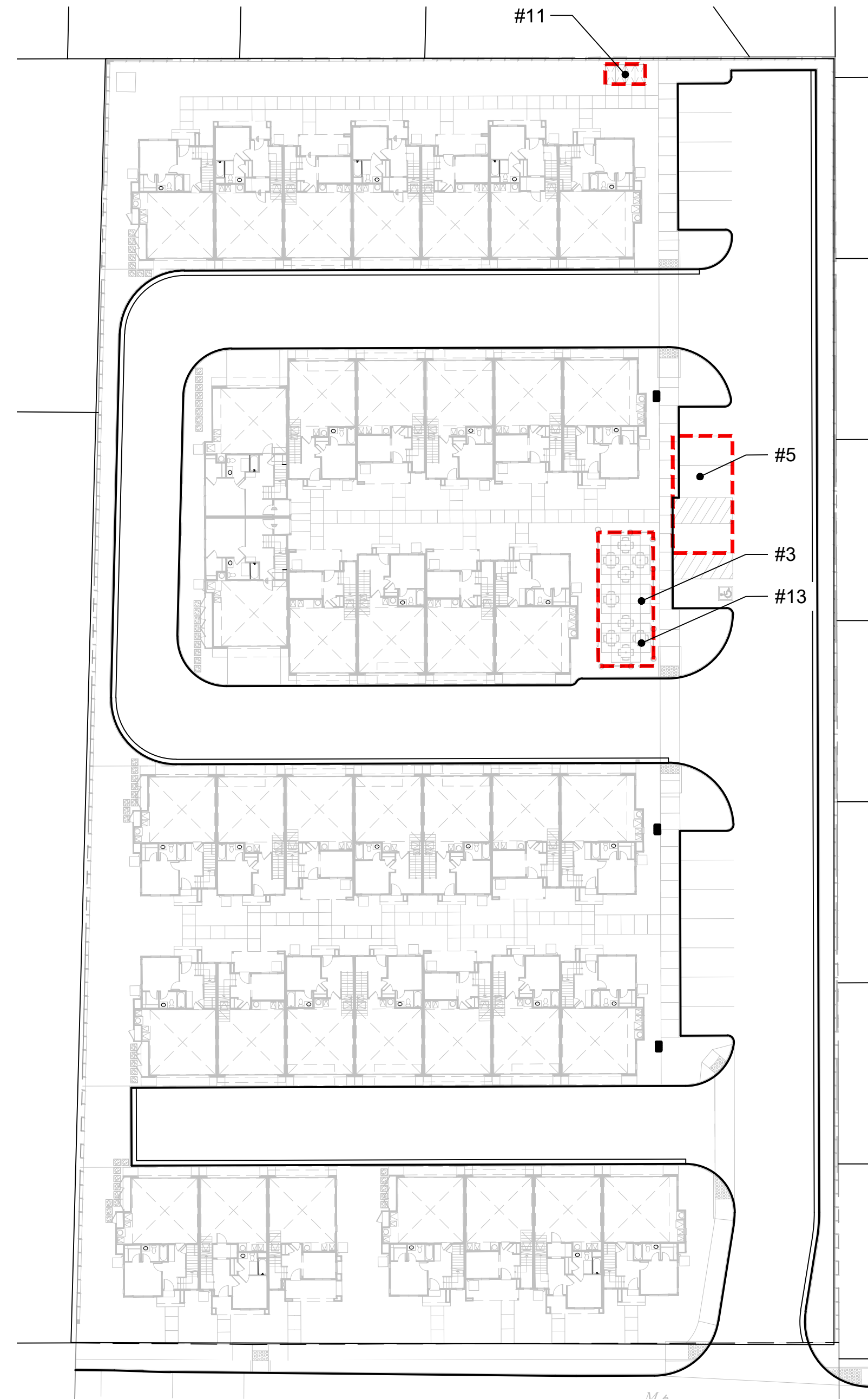
B. LOW-RISE AND HIGH-RISE MULTI-FAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT AND HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.

DESIGN CRITERIA CHECKLIST: (NOTE: ITEMS CHECKED ARE AMENITIES INCLUDED IN PROJECT)

2-698 AMENITIES, DESIGN CRITERIA FOR MULTI-FAMILY RESIDENTIAL, MIXED-USE RESIDENTIAL DEVELOPMENTS

A. PROJECTS SUBJECT TO SITE PLAN REVIEW SHALL INCLUDE AMENITIES AND DESIGN CRITERIA THAT ENHANCE THE QUALITY OF TENANTS' LIVING OR THE APPEARANCE OF THE PROJECT AND NOT CITED ELSEWHERE IN THIS DIVISION. PROJECTS SHALL INCLUDE AT LEAST SEVEN (7) OF THESE AMENITIES. AMENITIES AND CRITERIA MAY INCLUDE:

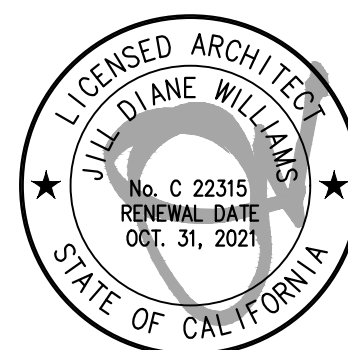
- 1. FITNESS CENTER
- 2. LAP POOL
- X 3. COMMON AREAS THAT ARE NOT PRIVATE BALCONIES
- 4. TENANT ACTIVITY AREAS. (EXAMPLES: JOINT EATING AND COOKING AREAS, CLUBHOUSE, PLAY AREAS, SCREENING ROOM)
- X 5. ELECTRIC VEHICLE (EV) CHARGING STATIONS OR 220 V POWER OUTLET FOR FIFTEEN PERCENT (15%) OF REQUIRED PARKING SPACES
- X 6. USE OF THREE (3) OR MORE COLORS
- X 7. USE OF THREE (3) OR MORE MATERIALS ON THE FACADE
- 8. PUBLIC ART
- 9. STORAGE ROOMS
- 10. MAIN DOOR-STAFFED WITH ATTENDANT
- X 11. BICYCLE LOCKERS
- 12. PERMEABLE CONCRETE PAVERS IN DRIVEWAY AND PARKING AREAS
- X 13. INDOOR AND OUTDOOR FURNITURE IN COMMON AREAS
- X 14. FACADE OR CORNER MODULATION OF MINIMUM EIGHTEEN (18) INCH DEPTH. (EXAMPLES: BAY WINDOWS, CORNER FEATURE)
- 15. PLAYGROUND
- 16. PET RELIEF AREA
- 17. PET WASHING FACILITY
- 18. ON-SITE COMMERCIAL CHILD CARE FACILITY
- 19. STUDY ROOM AND/OR LIBRARY
- 20. CONFERENCE ROOM (ORD. 2018-021 § 3; ORD. 2016-012 § 4; ORD. 2008-011 § 1; ORD. 2007-020 § 2; ORD. 2004-007 § 2; ORD. 2001-015 § 1)



- 6. REFER TO EXTERIOR ELEVATIONS SHEETS A2.0 - A2.13
- 7. REFER TO EXTERIOR ELEVATIONS SHEETS A2.0 - A2.13
- 14. REFER TO EXTERIOR ELEVATIONS SHEETS A2.0 - A2.13 & BUILDING PLAN SHEETS A3.0 - A3.9



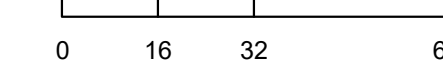
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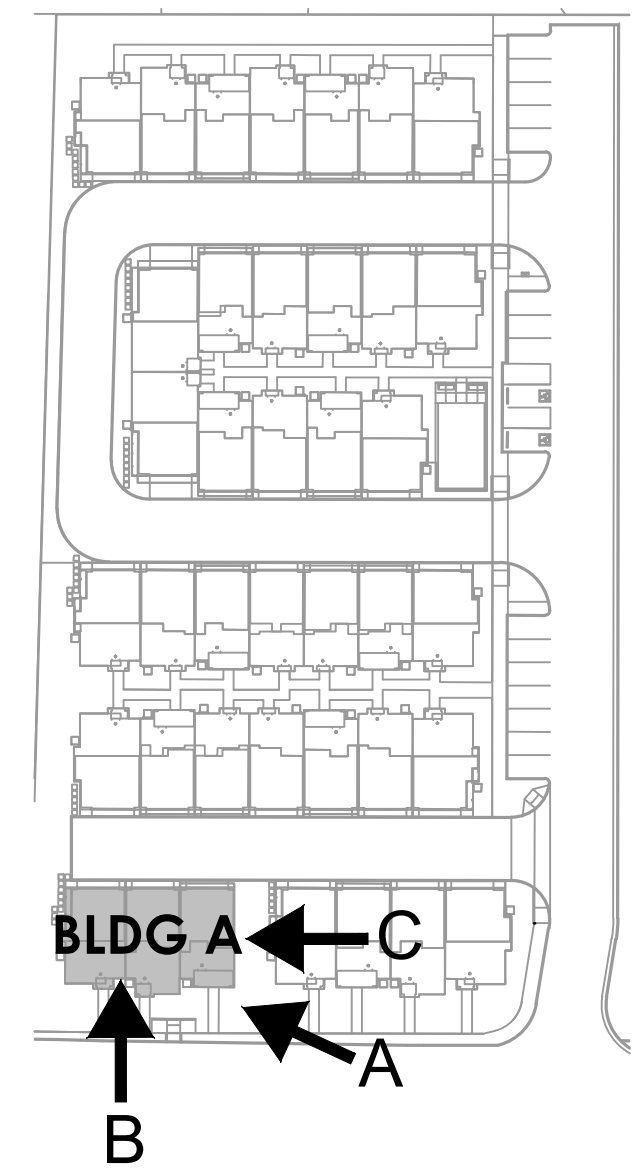


CODE ANALYSIS

A1.4



A - PERSPECTIVE - FRONT



MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, typ.
3. Stucco
4. High Density Foam Trim
5. Metal Railing/ Awning
6. Canopy
7. Entry Door
8. Vinyl Window
9. Vinyl Door
10. Metal Garage Door
11. Unit Address
12. Flat Concrete Tile
13. Metal Column
14. Fiber Cement Trim
15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



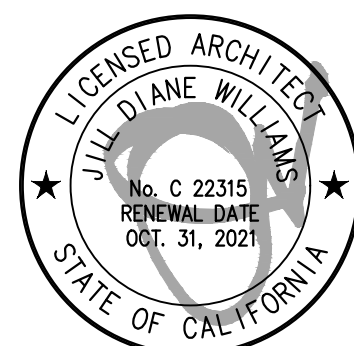
B - FRONT ELEVATION



C - RIGHT ELEVATION



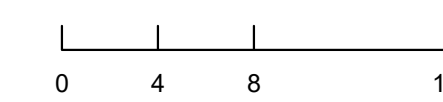
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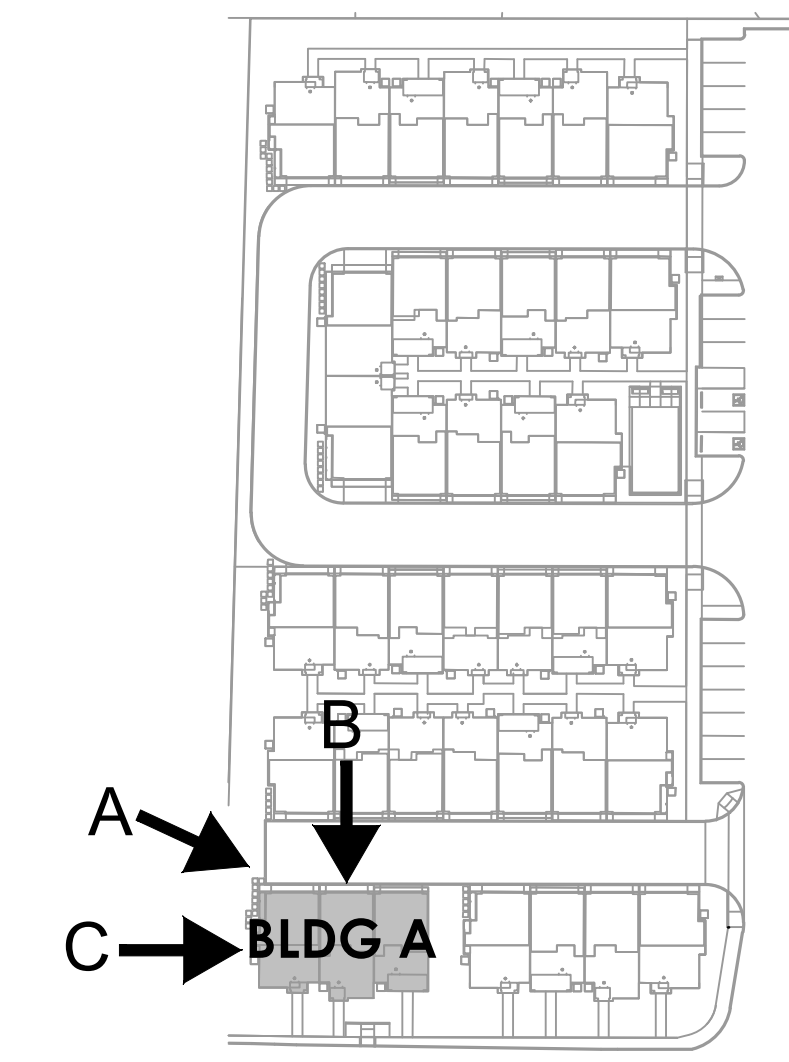


EXTERIOR ELEVATIONS
BUILDING A - TYPE 5 - 3-PLEX - COLOR SCHEME 1

A2.0



A - PERSPECTIVE - REAR



MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, typ.
3. Stucco
4. High Density Foam Trim
5. Metal Railing/ Awning
6. Canopy
7. Entry Door
8. Vinyl Window
9. Vinyl Door
10. Metal Garage Door
11. Unit Address
12. Flat Concrete Tile
13. Metal Column
14. Fiber Cement Trim
15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
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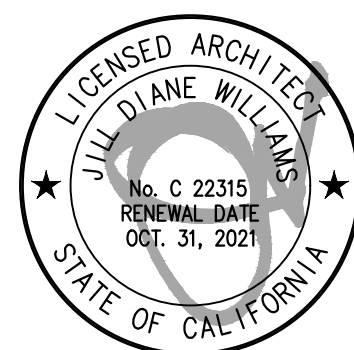
B - REAR ELEVATION



C - LEFT ELEVATION



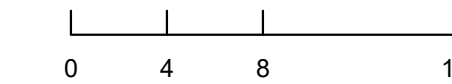
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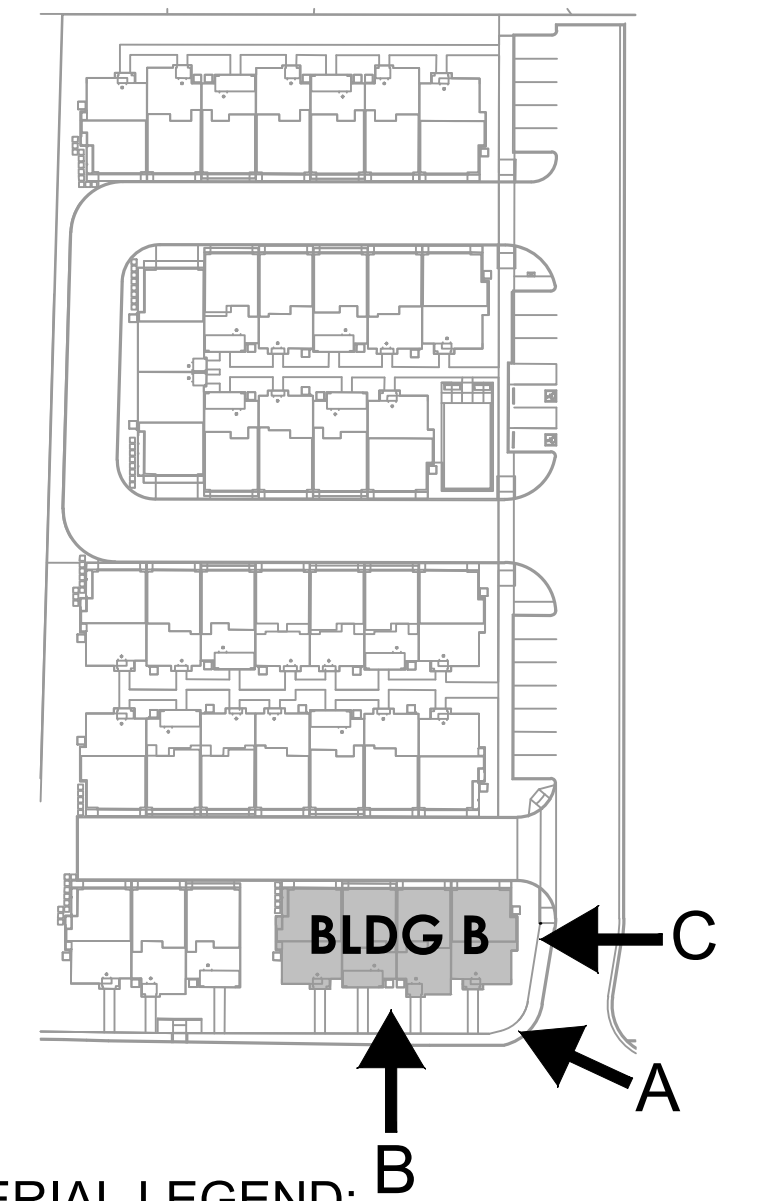
MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING A - TYPE 5 - 3-PLEX - COLOR SCHEME 1



A - PERSPECTIVE - FRONT



MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, typ.
3. Stucco
4. High Density Foam Trim
5. Metal Railing/ Awning
6. Canopy
7. Entry Door
8. Vinyl Window
9. Vinyl Door
10. Metal Garage Door
11. Unit Address
12. Flat Concrete Tile
13. Metal Column
14. Fiber Cement Trim
15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
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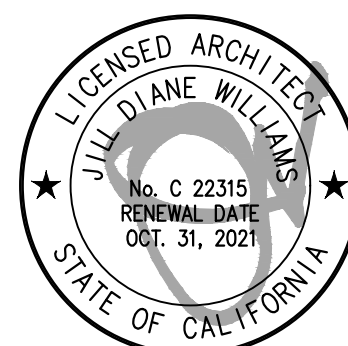
B - FRONT ELEVATION



C - RIGHT ELEVATION



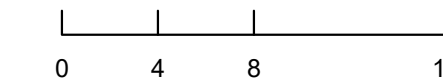
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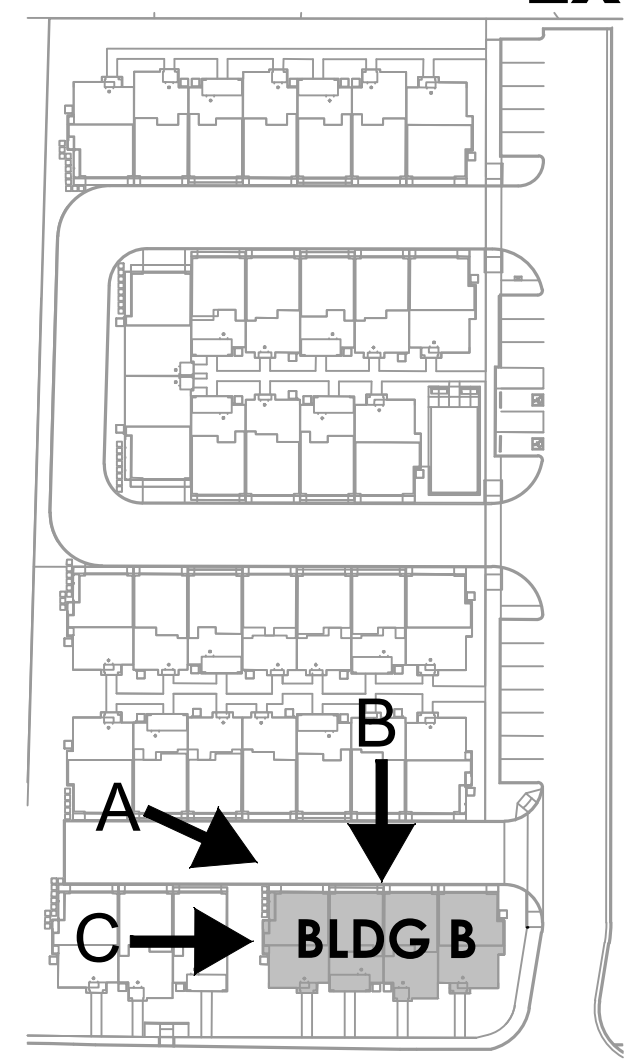
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MAPLELANE DEVELOPMENT
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EXTERIOR ELEVATIONS
BUILDING B - TYPE 4 - 4-PLEX - COLOR SCHEME 2

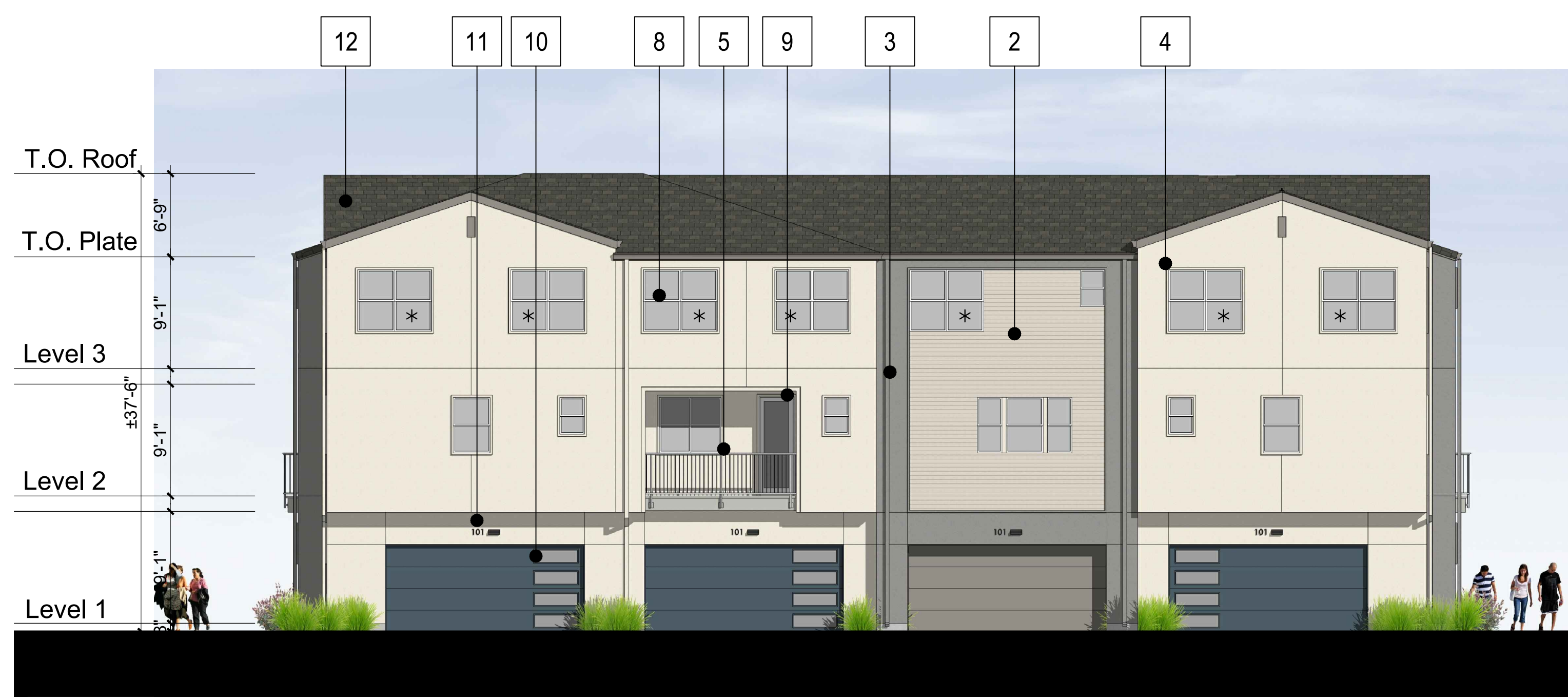


A - PERSPECTIVE - REAR

MATERIAL LEGEND:

- 1. Wood Look Siding
- 2. Fiber Cement Lap Siding or Panels, typ.
- 3. Stucco
- 4. High Density Foam Trim
- 5. Metal Railing/ Awning
- 6. Canopy
- 7. Entry Door
- 8. Vinyl Window
- 9. Vinyl Door
- 10. Metal Garage Door
- 11. Unit Address
- 12. Flat Concrete Tile
- 13. Metal Column
- 14. Fiber Cement Trim
- 15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
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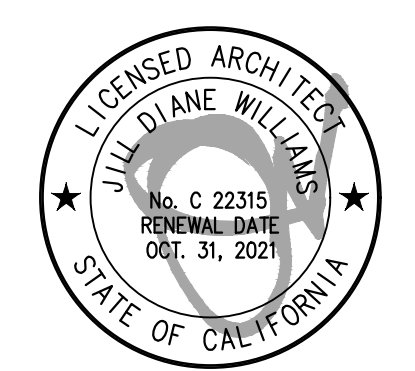
B - REAR ELEVATION



C - LEFT ELEVATION



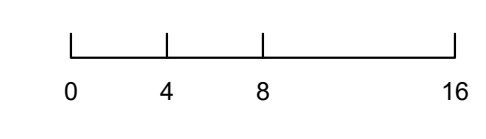
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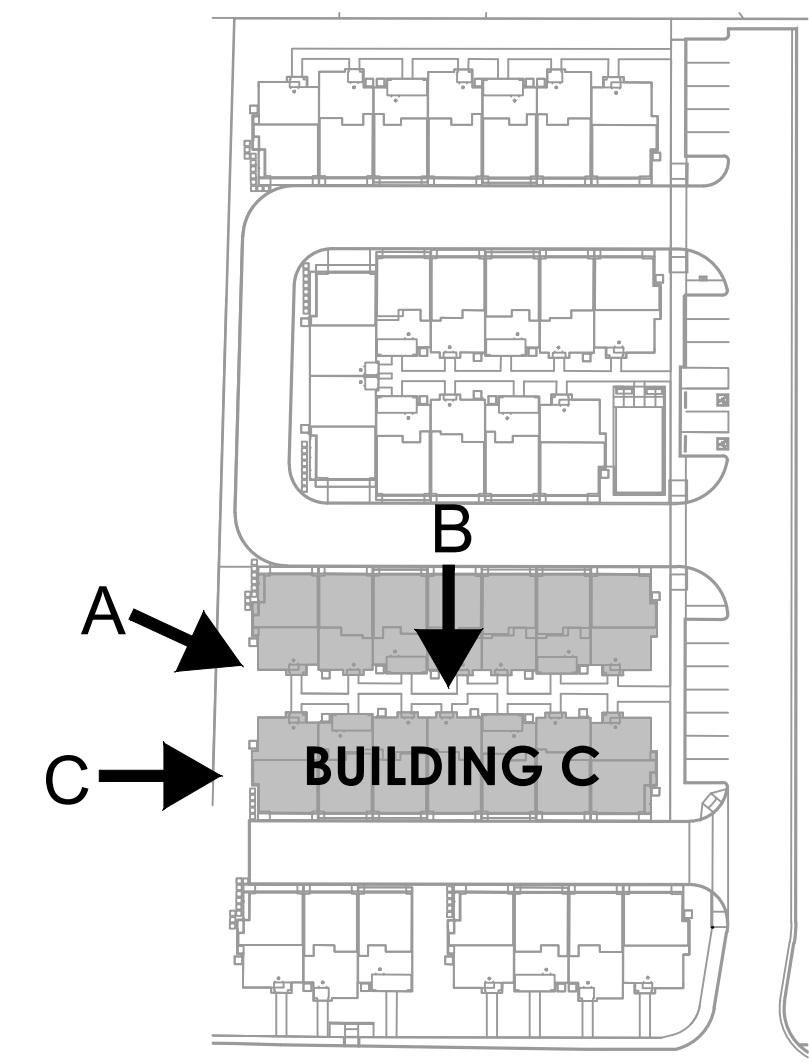
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MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING B - TYPE 4 - 4-PLEX - COLOR SCHEME 2



A - PERSPECTIVE - FRONT

- MATERIAL LEGEND:**
1. Wood Look Siding
 2. Fiber Cement Lap Siding or Panels, typ.
 3. Stucco
 4. High Density Foam Trim
 5. Metal Railing/ Awning
 6. Canopy
 7. Entry Door
 8. Vinyl Window
 9. Vinyl Door
 10. Metal Garage Door
 11. Unit Address
 12. Flat Concrete Tile
 13. Metal Column
 14. Fiber Cement Trim
 15. Potential Solar Panels
 - * Egress window for emergency escape

Notes:
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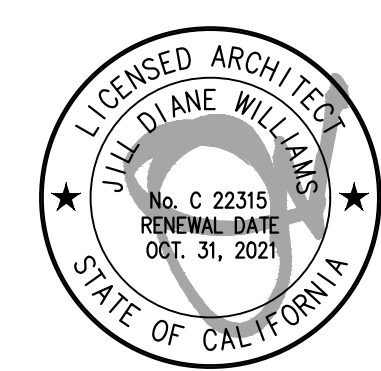
B - FRONT ELEVATION



C - RIGHT ELEVATION



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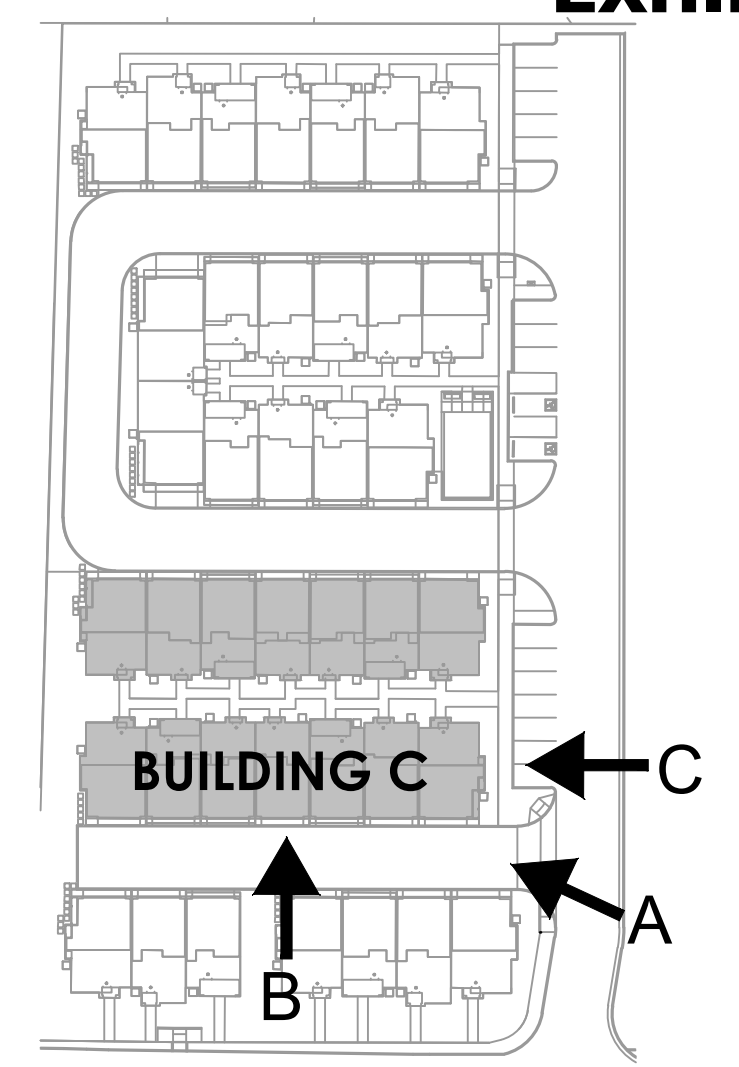
MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING C - TYPE 2 - 7-PLEX - COLOR SCHEME 1



A - PERSPECTIVE - REAR



MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, typ.
3. Stucco
4. High Density Foam Trim
5. Metal Railing/ Awning
6. Canopy
7. Entry Door
8. Vinyl Window
9. Vinyl Door
10. Metal Garage Door
11. Unit Address
12. Flat Concrete Tile
13. Metal Column
14. Fiber Cement Trim
15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
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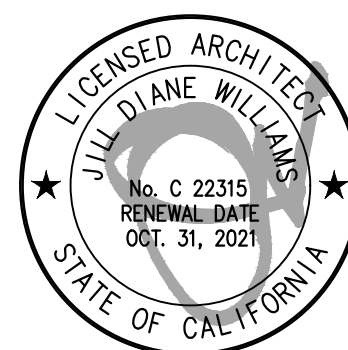
B - REAR ELEVATION



C - LEFT ELEVATION



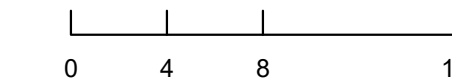
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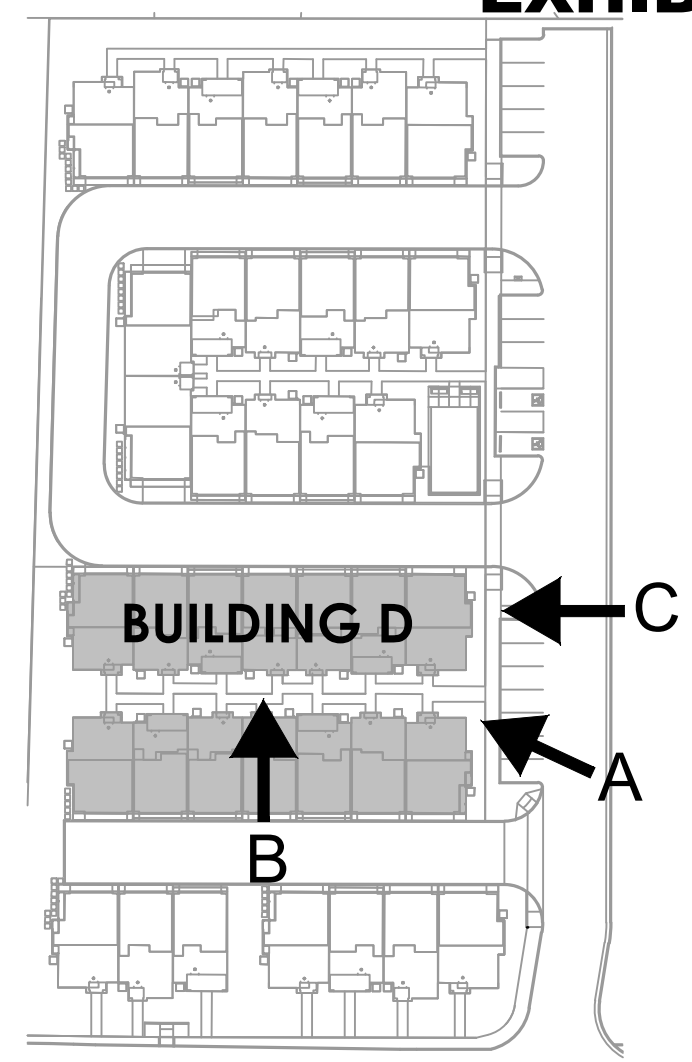
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EXTERIOR ELEVATIONS
BUILDING C - TYPE 2 - 7-PLEX - COLOR SCHEME 2



A - PERSPECTIVE - FRONT

- MATERIAL LEGEND:**
1. Wood Look Siding
 2. Fiber Cement Lap Siding or Panels, typ.
 3. Stucco
 4. High Density Foam Trim
 5. Metal Railing/ Awning
 6. Canopy
 7. Entry Door
 8. Vinyl Window
 9. Vinyl Door
 10. Metal Garage Door
 11. Unit Address
 12. Flat Concrete Tile
 13. Metal Column
 14. Fiber Cement Trim
 15. Potential Solar Panels
 - * Egress window for emergency escape

Notes:
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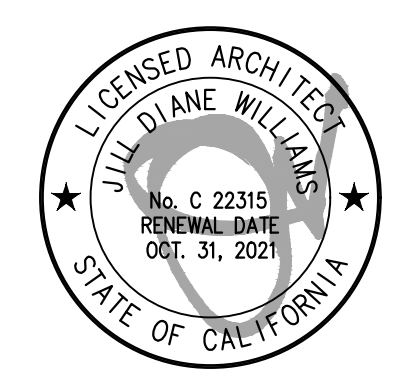
B - FRONT ELEVATION



C - RIGHT ELEVATION



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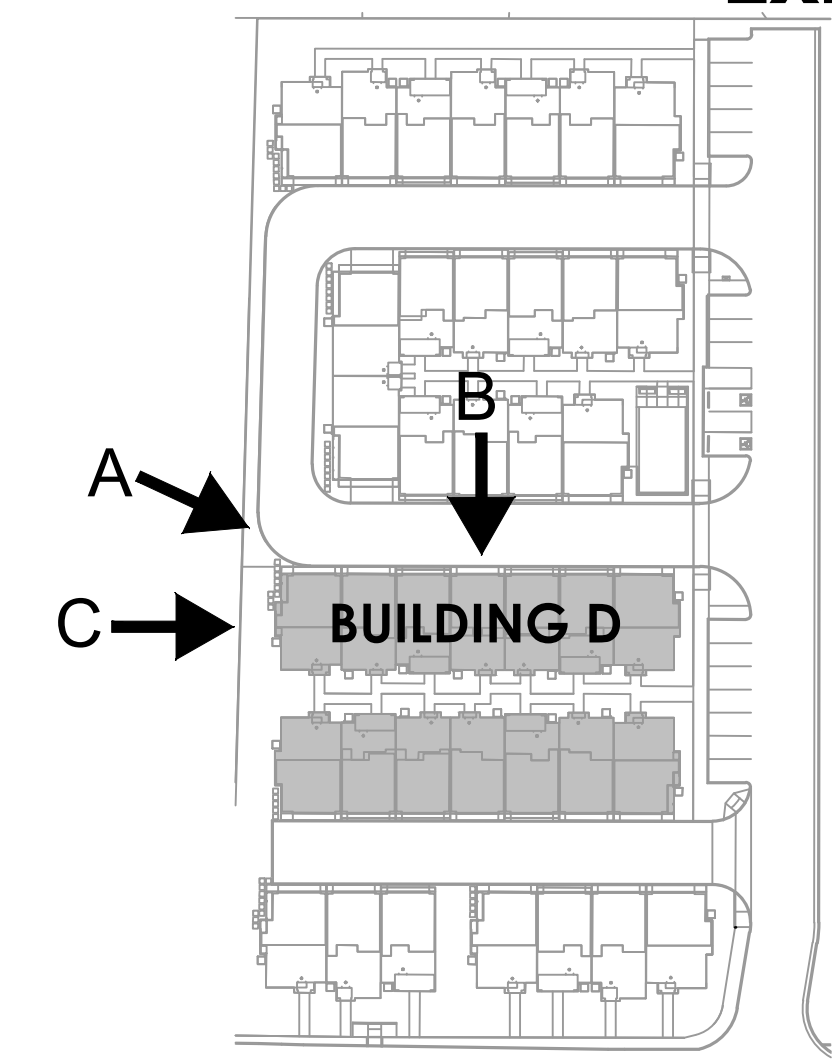
MAPLELANE DEVELOPMENT
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EXTERIOR ELEVATIONS
BUILDING D - TYPE 2 - 7-PLEX - COLOR SCHEME 2



A - PERSPECTIVE - REAR



MATERIAL LEGEND:

- 1. Wood Look Siding
- 2. Fiber Cement Lap Siding or Panels, typ.
- 3. Stucco
- 4. High Density Foam Trim
- 5. Metal Railing/ Awning
- 6. Canopy
- 7. Entry Door
- 8. Vinyl Window
- 9. Vinyl Door
- 10. Metal Garage Door
- 11. Unit Address
- 12. Flat Concrete Tile
- 13. Metal Column
- 14. Fiber Cement Trim
- 15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
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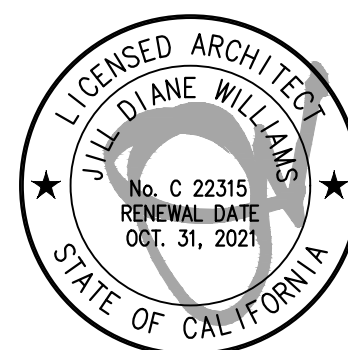
B - REAR ELEVATION



C - LEFT ELEVATION



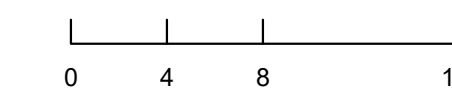
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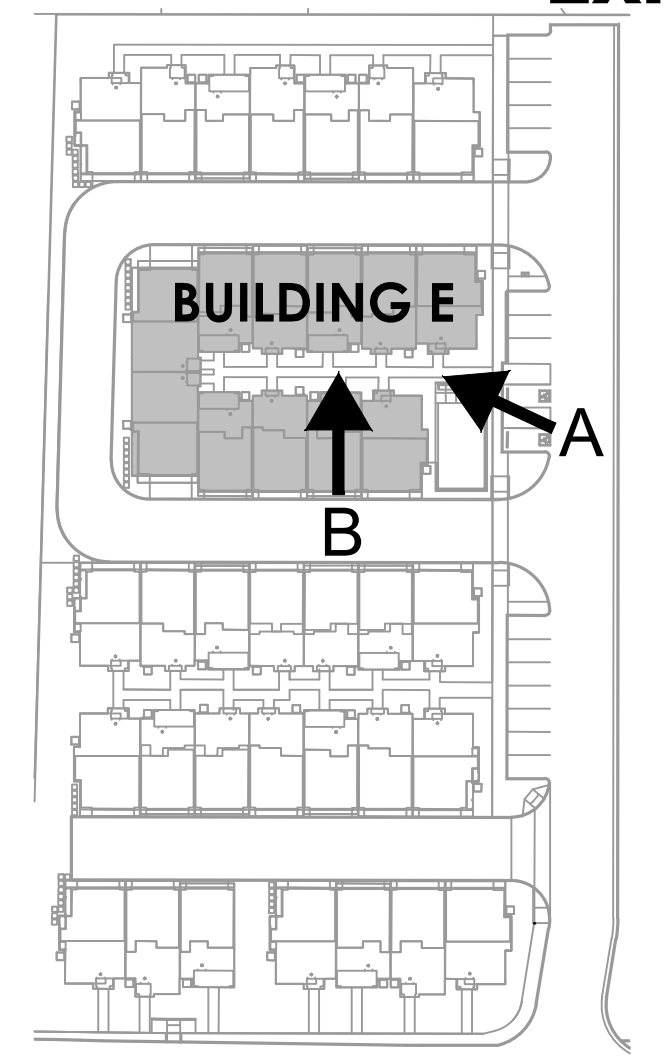
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EXTERIOR ELEVATIONS
BUILDING D - TYPE 2 - 7-PLEX - COLOR SCHEME 2



MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, typ.
3. Stucco
4. High Density Foam Trim
5. Metal Railing/ Awning
6. Canopy
7. Entry Door
8. Vinyl Window
9. Vinyl Door
10. Metal Garage Door
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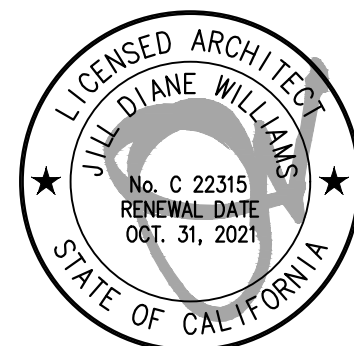
A - PERSPECTIVE VIEW - PASEO



B - FRONT ELEVATION - PASEO



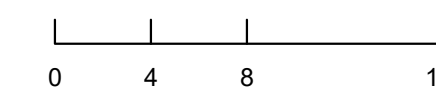
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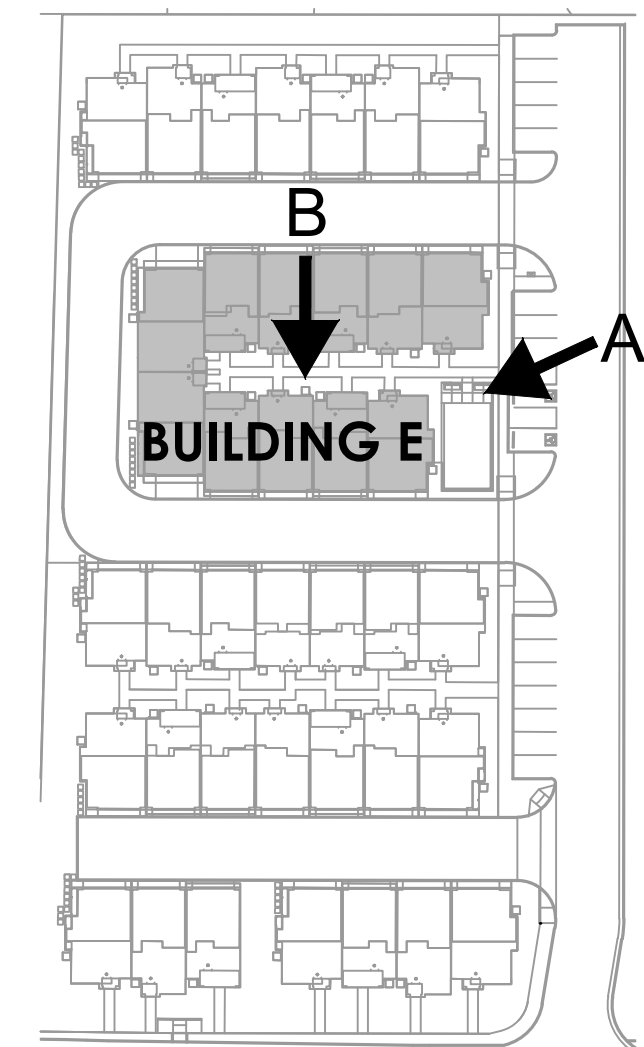
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING E - TYPE 1 - 11-PLEX - COLOR SCHEME 1



MATERIAL LEGEND:

- 1. Wood Look Siding
- 2. Fiber Cement Lap Siding or Panels, typ.
- 3. Stucco
- 4. High Density Foam Trim
- 5. Metal Railing/ Awning
- 6. Canopy
- 7. Entry Door
- 8. Vinyl Window
- 9. Vinyl Door
- 10. Metal Garage Door
- 11. Unit Address
- 12. Flat Concrete Tile
- 13. Metal Column
- 14. Fiber Cement Trim
- 15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information

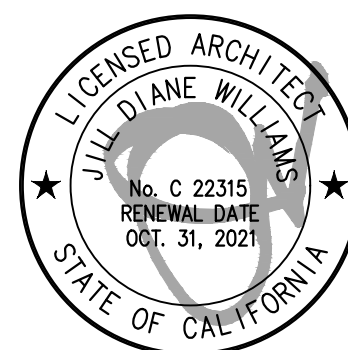
A - PERSPECTIVE VIEW - PASEO



B - FRONT ELEVATION - PASEO



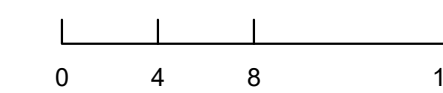
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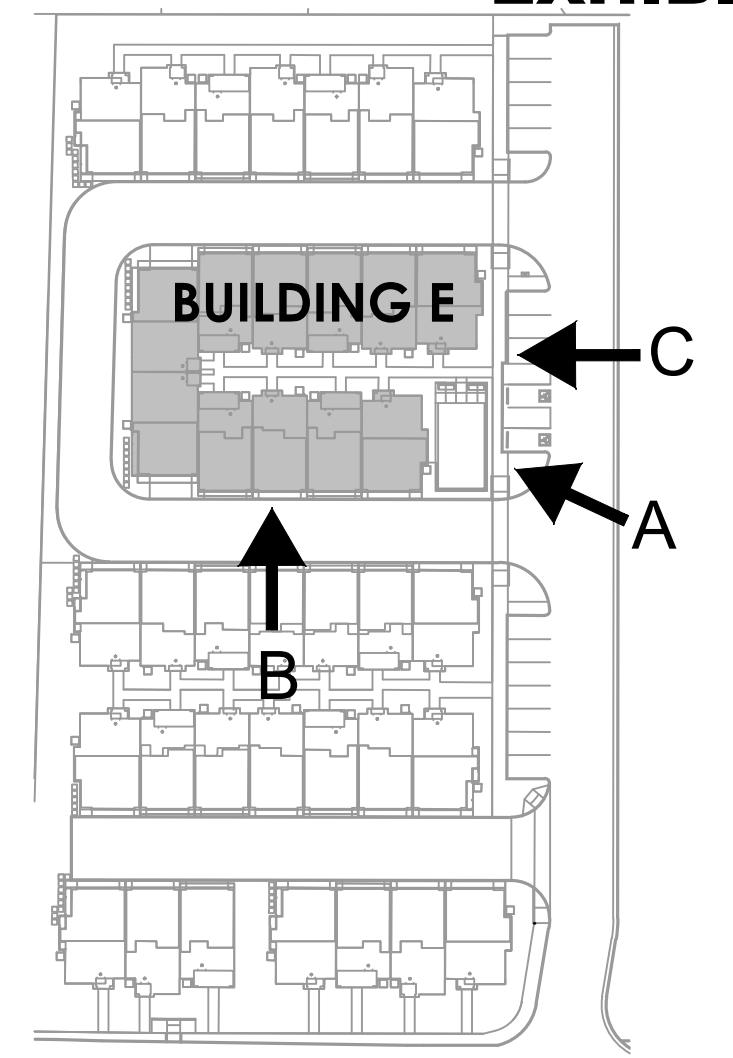
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING E - TYPE 1 - 11-PLEX - COLOR SCHEME 1

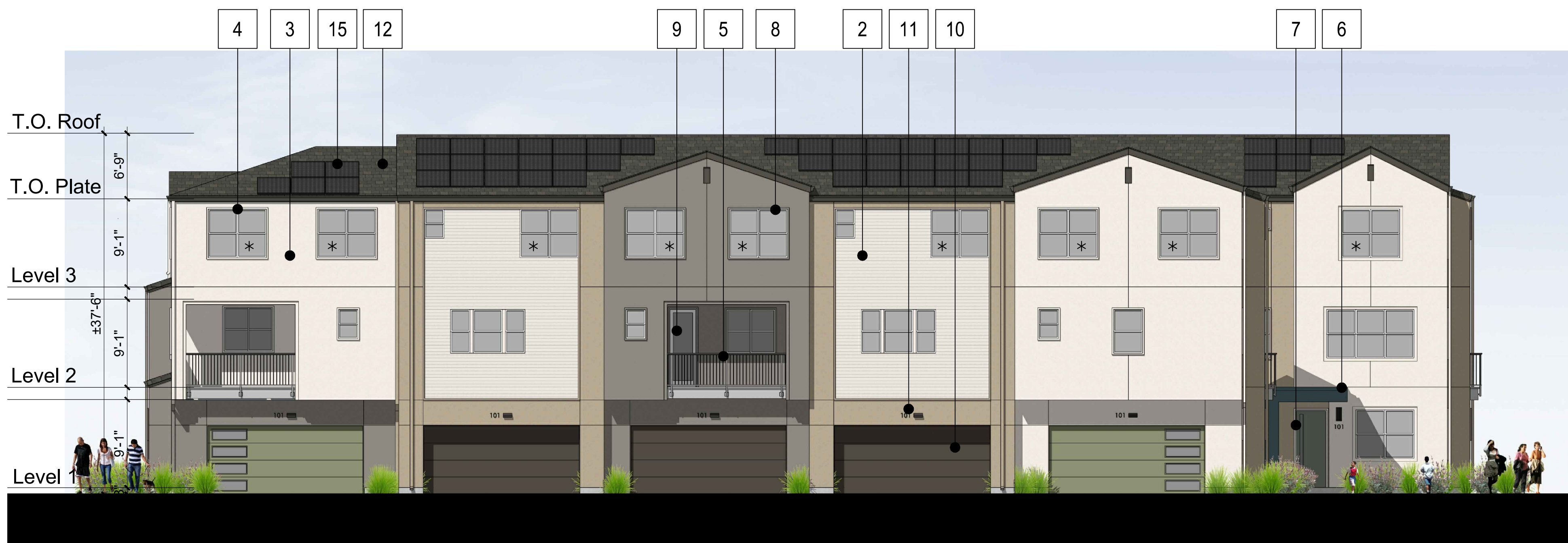


A - PERSPECTIVE VIEW

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, typ.
3. Stucco
4. High Density Foam Trim
5. Metal Railing/ Awning
6. Canopy
7. Entry Door
8. Vinyl Window
9. Vinyl Door
10. Metal Garage Door
11. Unit Address
12. Flat Concrete Tile
13. Metal Column
14. Fiber Cement Trim
15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



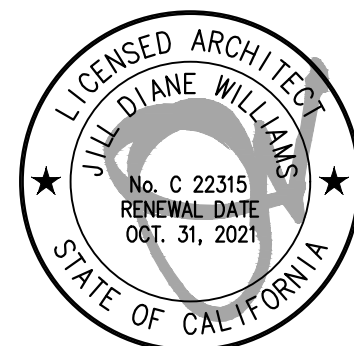
B - REAR ELEVATION



C - RIGHT ELEVATION



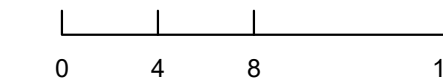
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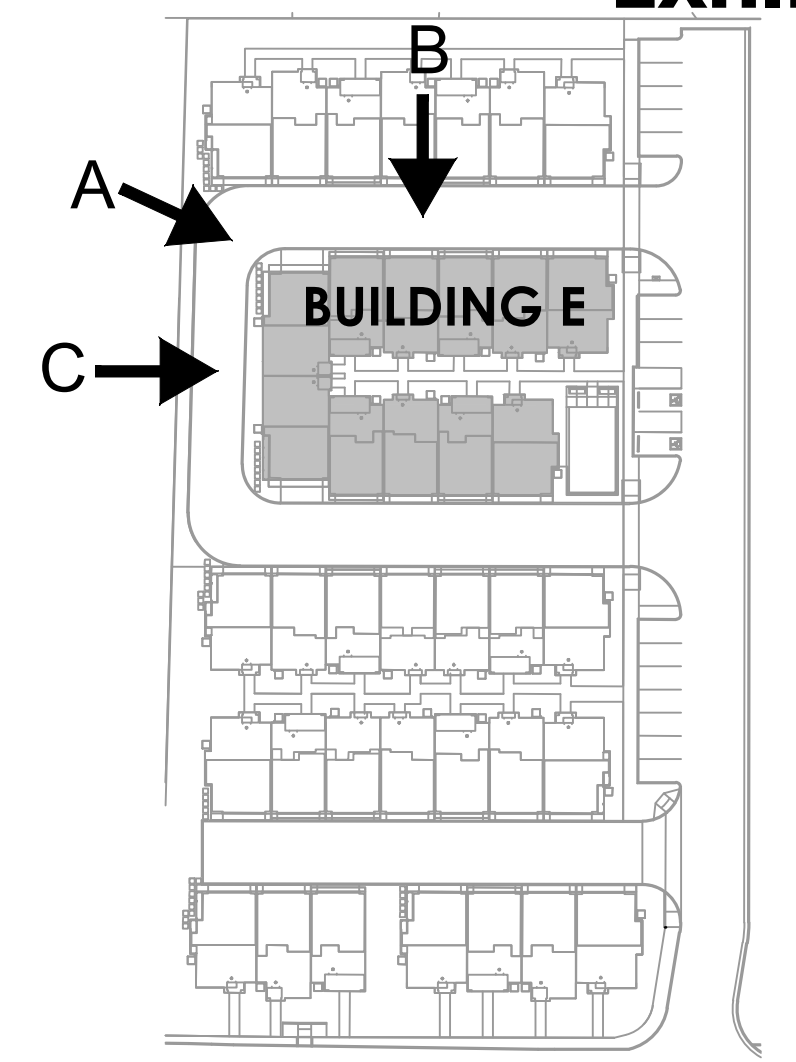
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING E - TYPE 1 - 11-PLEX - COLOR SCHEME 1

A2.10



A - PERSPECTIVE VIEW - REAR

MATERIAL LEGEND:

- 1. Wood Look Siding
- 2. Fiber Cement Lap Siding or Panels, typ.
- 3. Stucco
- 4. High Density Foam Trim
- 5. Metal Railing/ Awning
- 6. Canopy
- 7. Entry Door
- 8. Vinyl Window
- 9. Vinyl Door
- 10. Metal Garage Door
- 11. Unit Address
- 12. Flat Concrete Tile
- 13. Metal Column
- 14. Fiber Cement Trim
- 15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



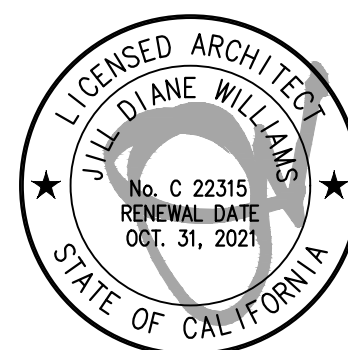
B - REAR ELEVATION



C - LEFT ELEVATION



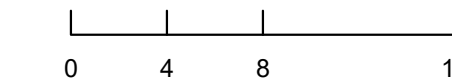
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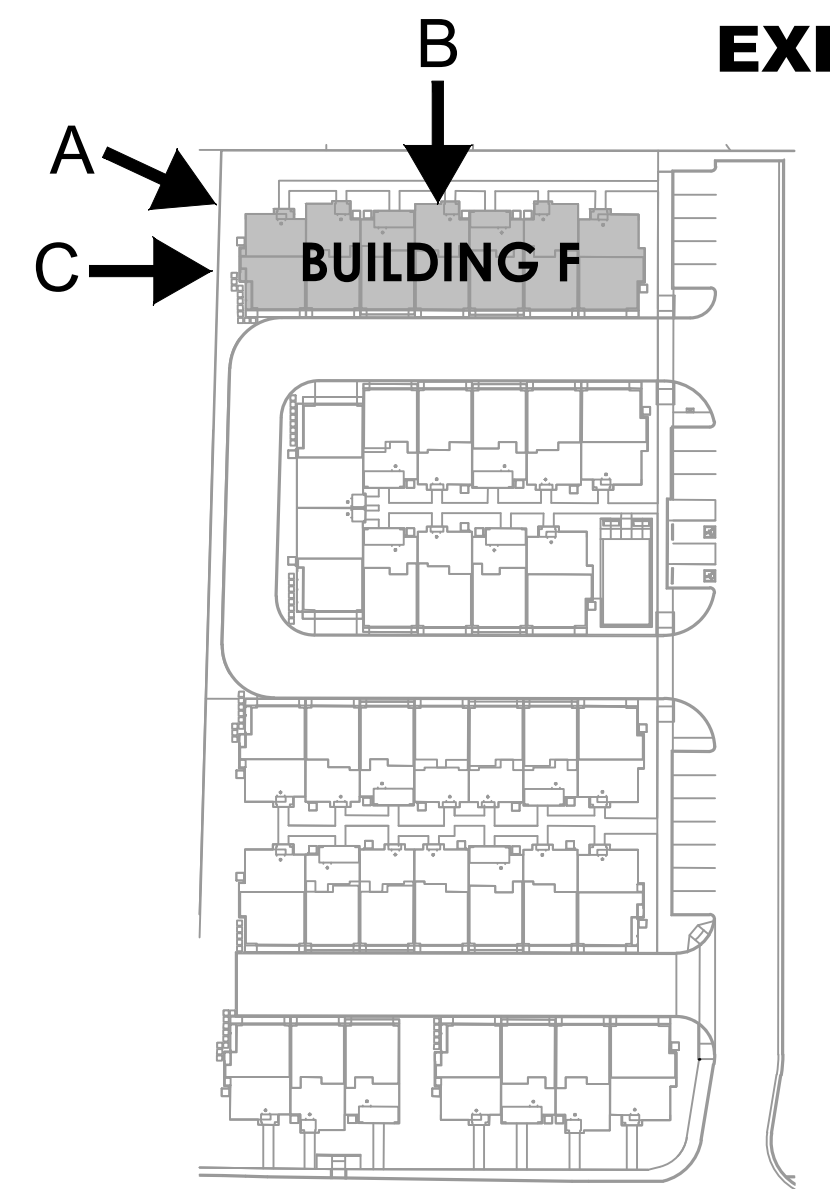
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING E - TYPE 1 - 11-PLEX - COLOR SCHEME 1

A2.11



A - PERSPECTIVE - FRONT

- MATERIAL LEGEND:**
1. Wood Look Siding
 2. Fiber Cement Lap Siding or Panels, typ.
 3. Stucco
 4. High Density Foam Trim
 5. Metal Railing/ Awning
 6. Canopy
 7. Entry Door
 8. Vinyl Window
 9. Vinyl Door
 10. Metal Garage Door
 11. Unit Address
 12. Flat Concrete Tile
 13. Metal Column
 14. Fiber Cement Trim
 15. Potential Solar Panels
 - * Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



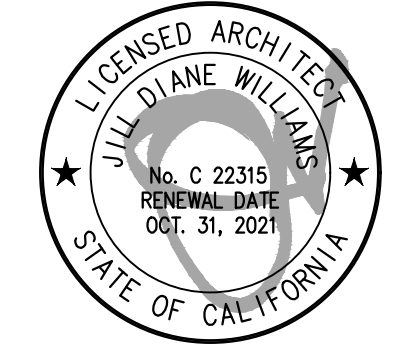
B - FRONT ELEVATION



C - RIGHT ELEVATION



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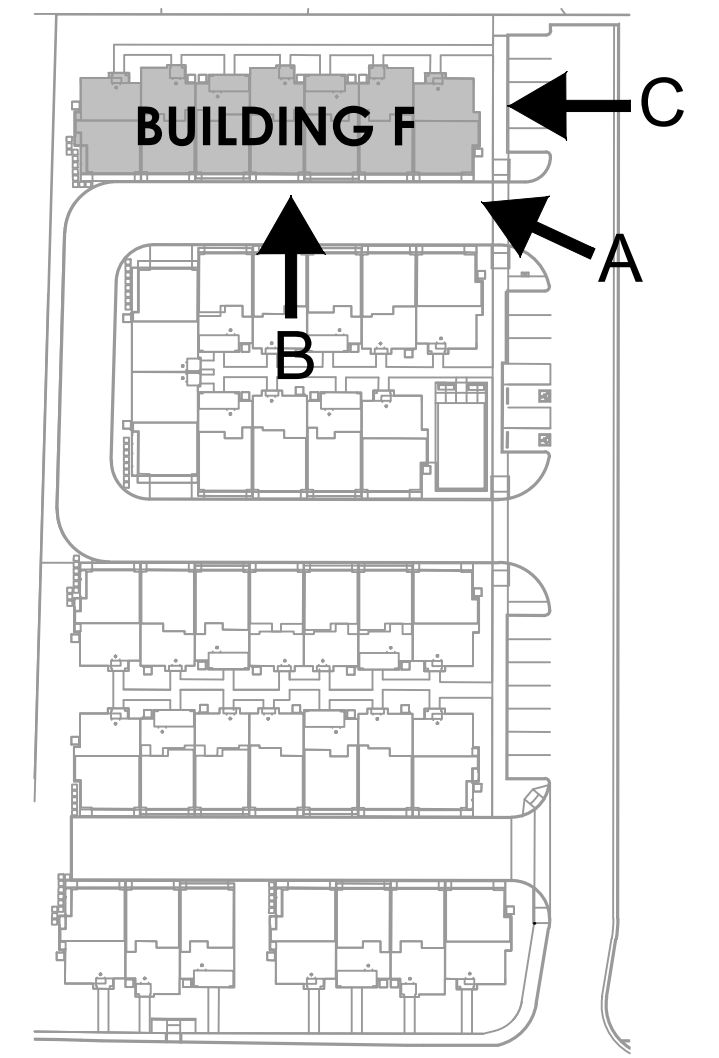
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



EXTERIOR ELEVATIONS
BUILDING F - TYPE 3 - 7-PLEX - COLOR SCHEME 2



A - PERSPECTIVE - REAR

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, typ.
3. Stucco
4. High Density Foam Trim
5. Metal Railing/ Awning
6. Canopy
7. Entry Door
8. Vinyl Window
9. Vinyl Door
10. Metal Garage Door
11. Unit Address
12. Flat Concrete Tile
13. Metal Column
14. Fiber Cement Trim
15. Potential Solar Panels
- * Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



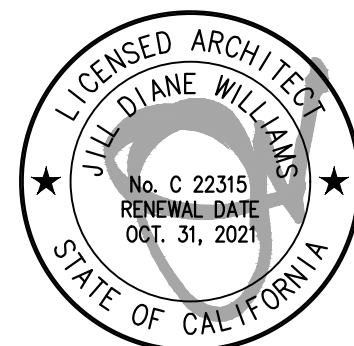
B - REAR ELEVATION



C - LEFT ELEVATION



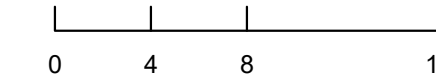
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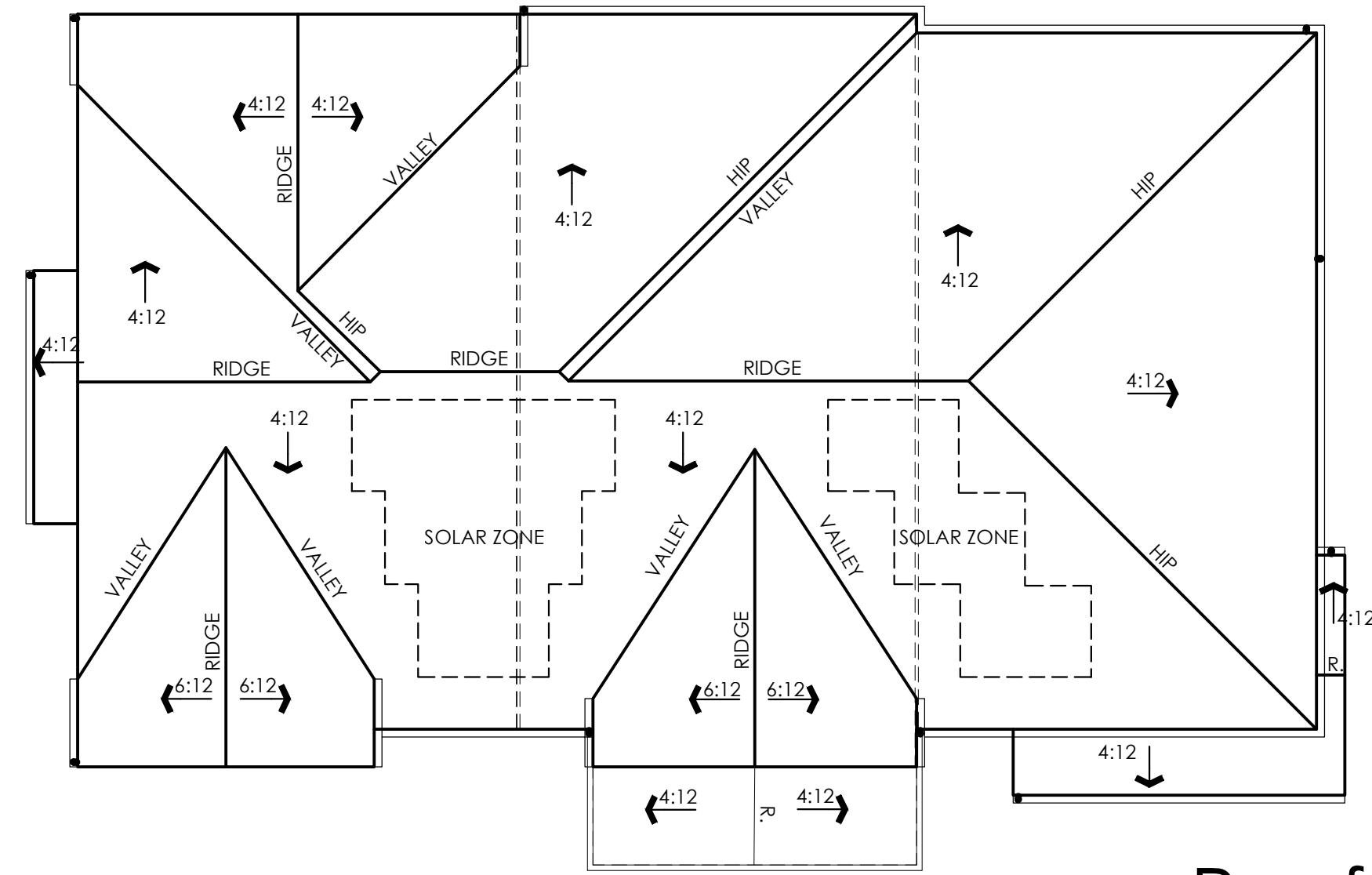
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

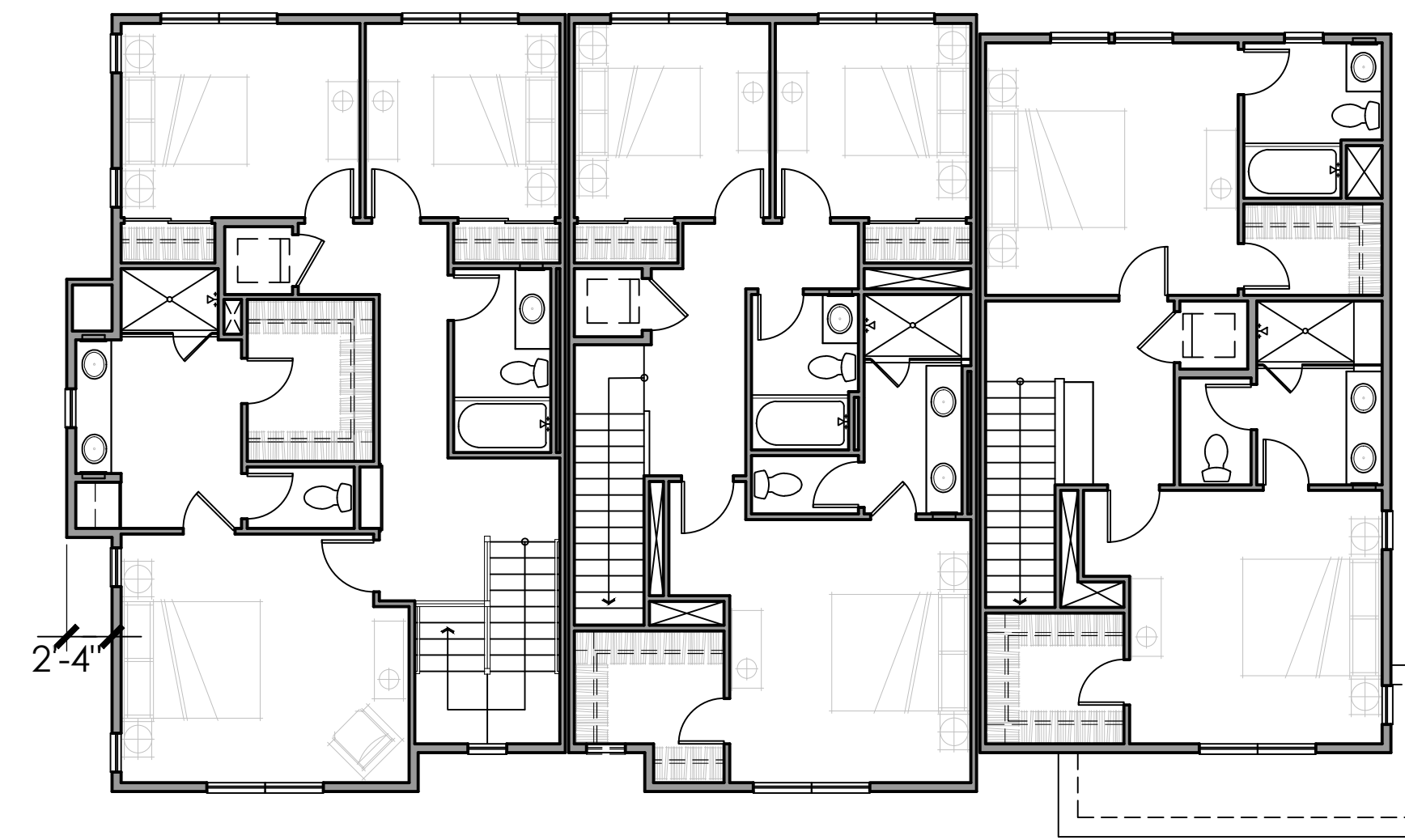
MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



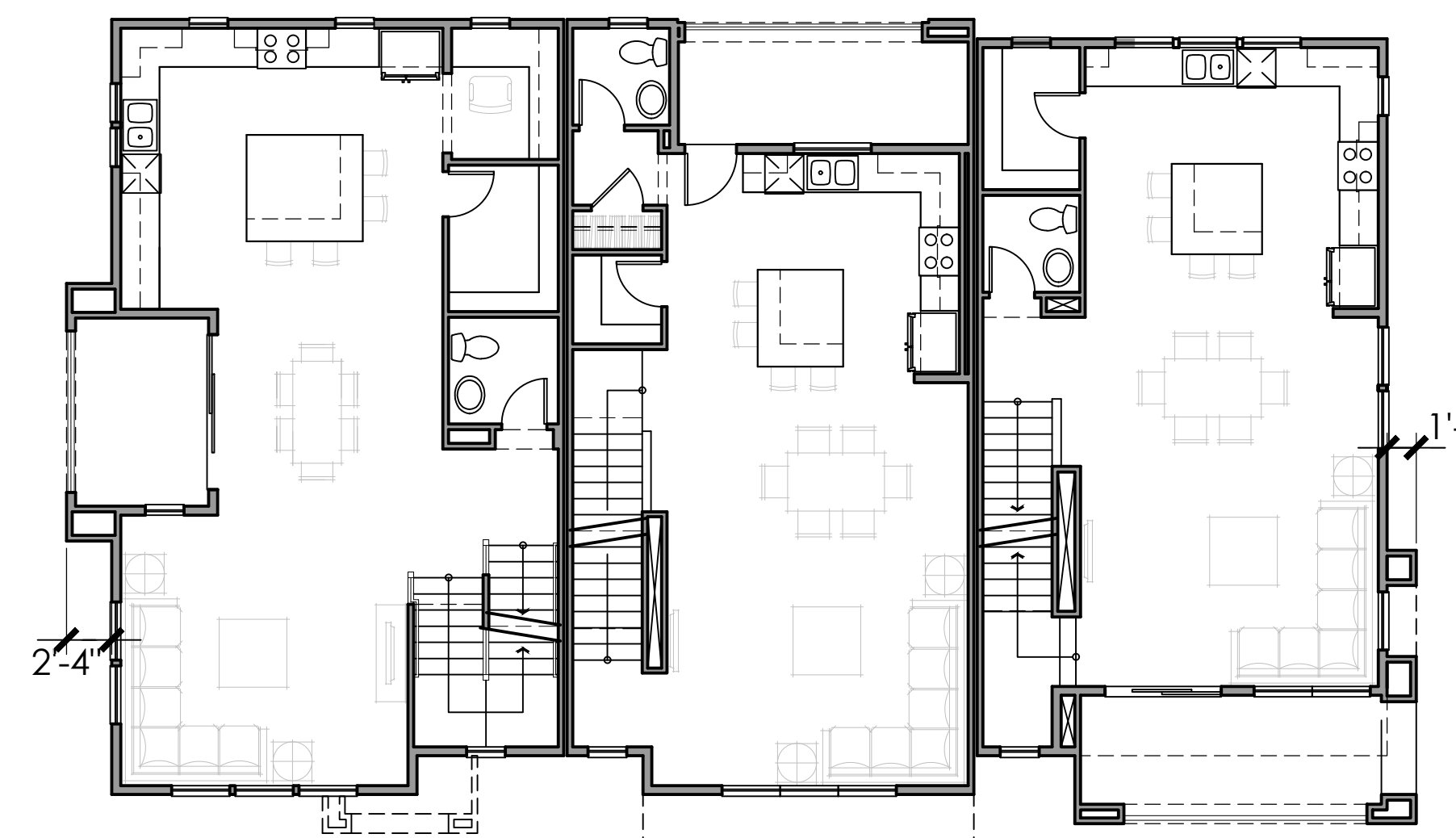
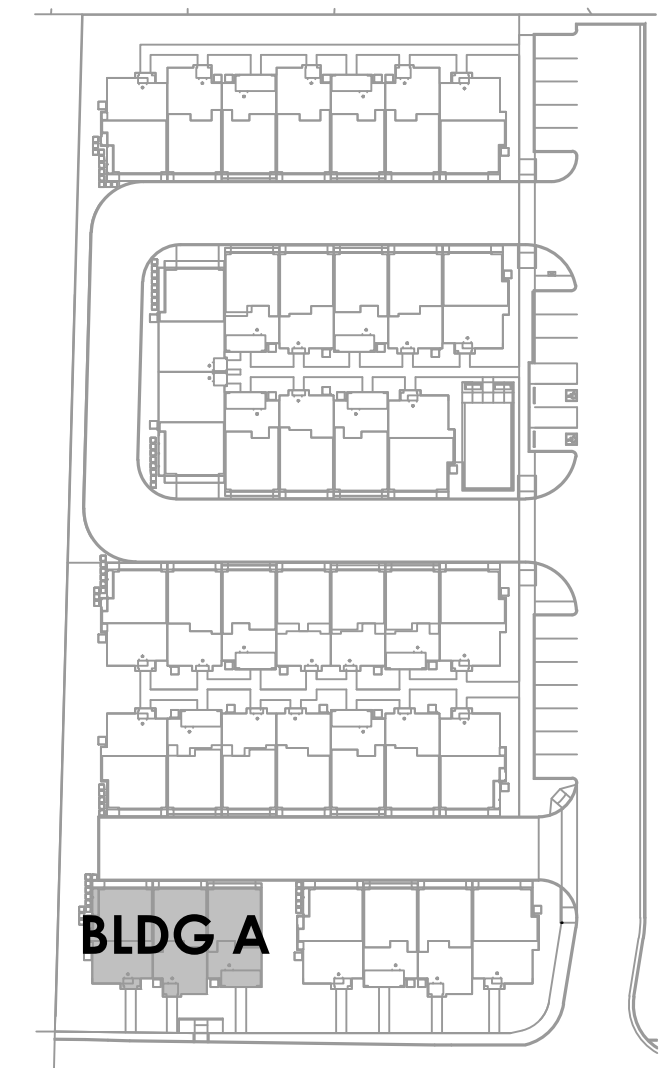
EXTERIOR ELEVATIONS
BUILDING F - TYPE 3 - 7-PLEX - COLOR SCHEME 2



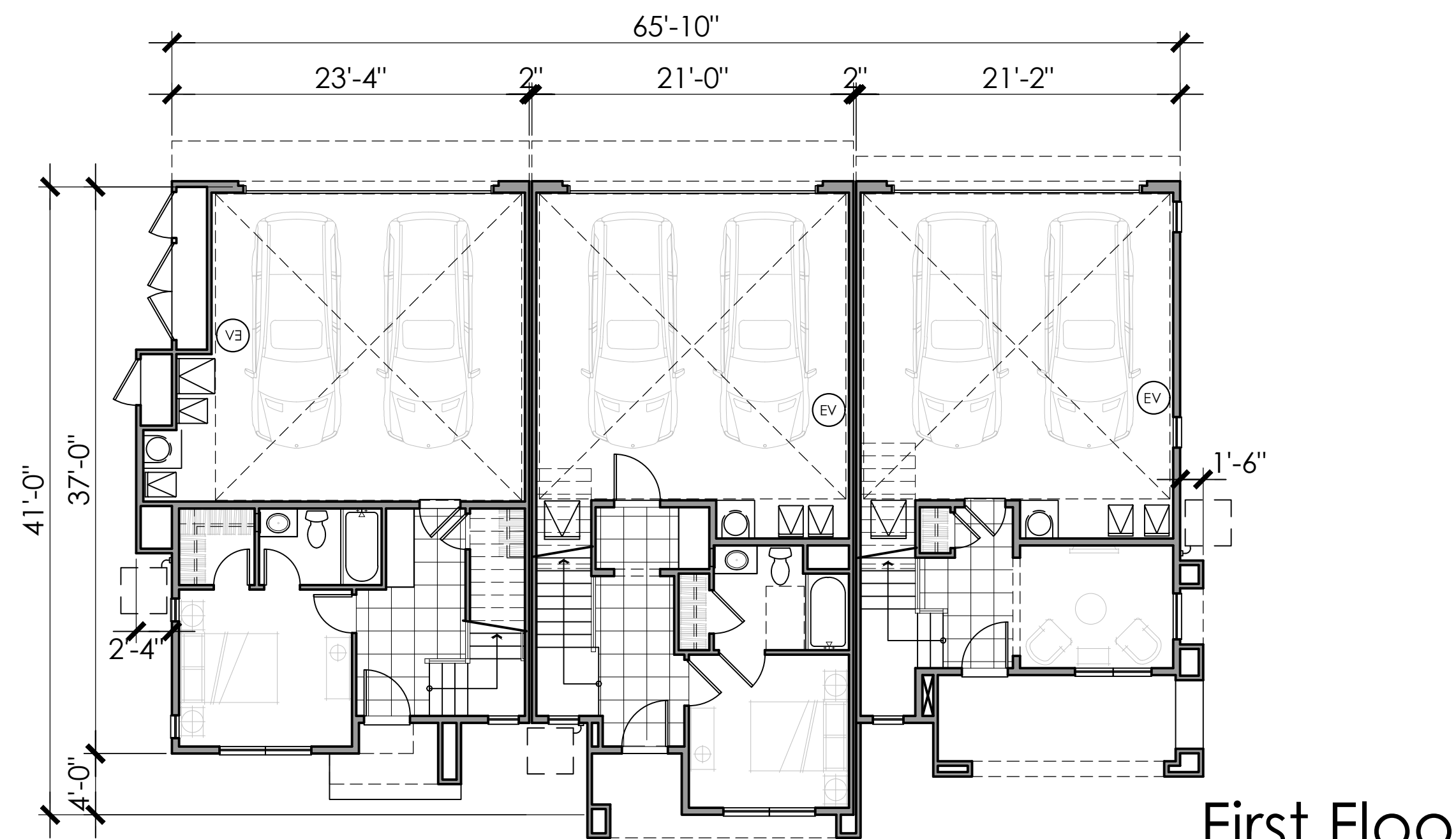
Roof Plan



Plan 3X - R Plan 2X Plan 1X Third Floor



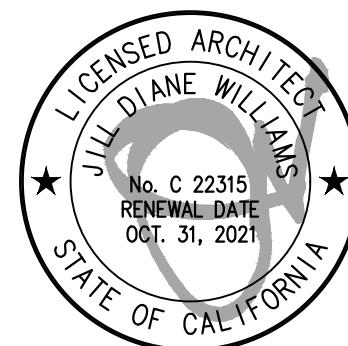
Plan 3X - R Plan 2X Plan 1X Second Floor



Plan 3X - R Plan 2X Plan 1X First Floor



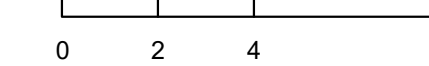
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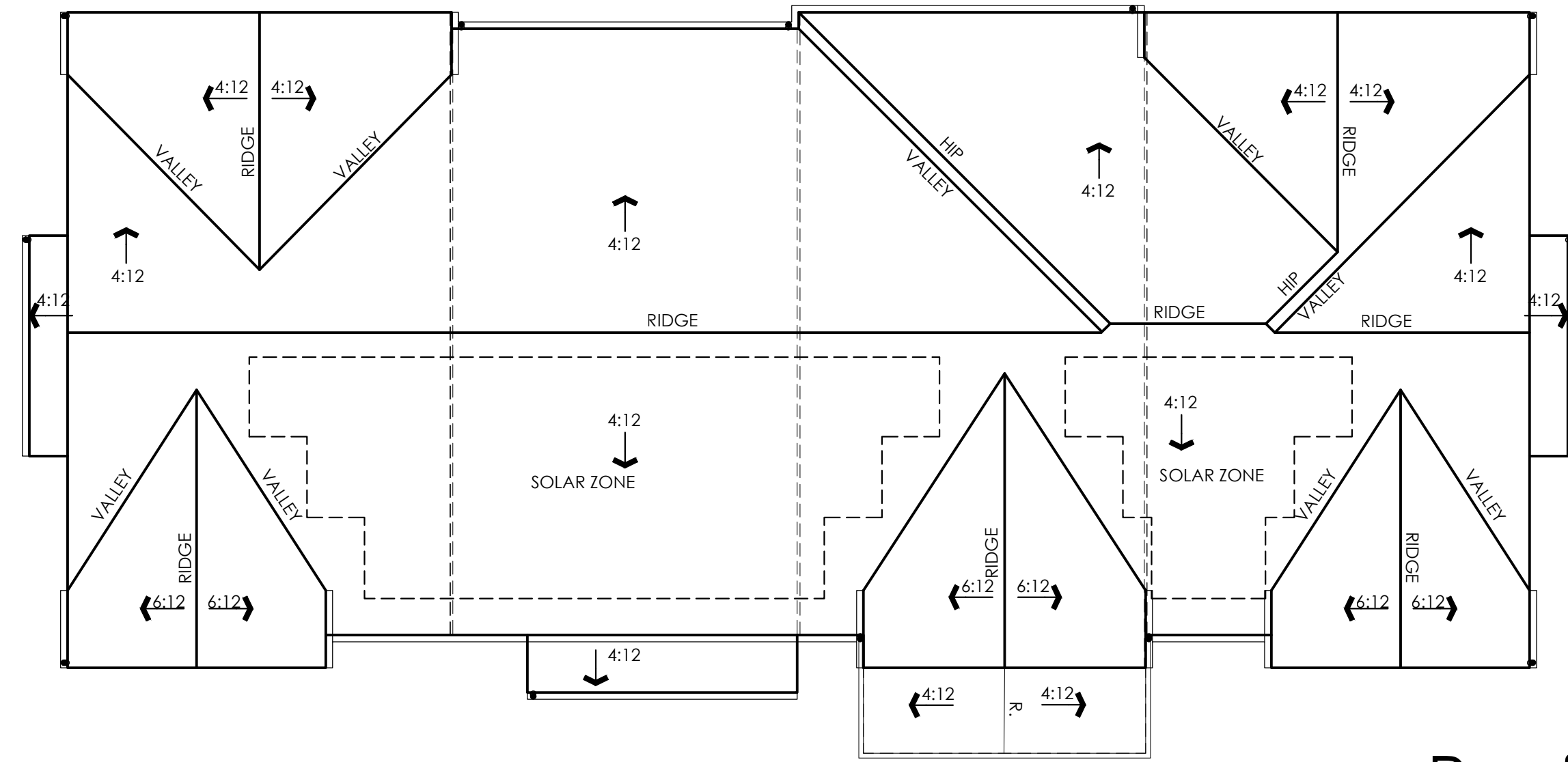
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

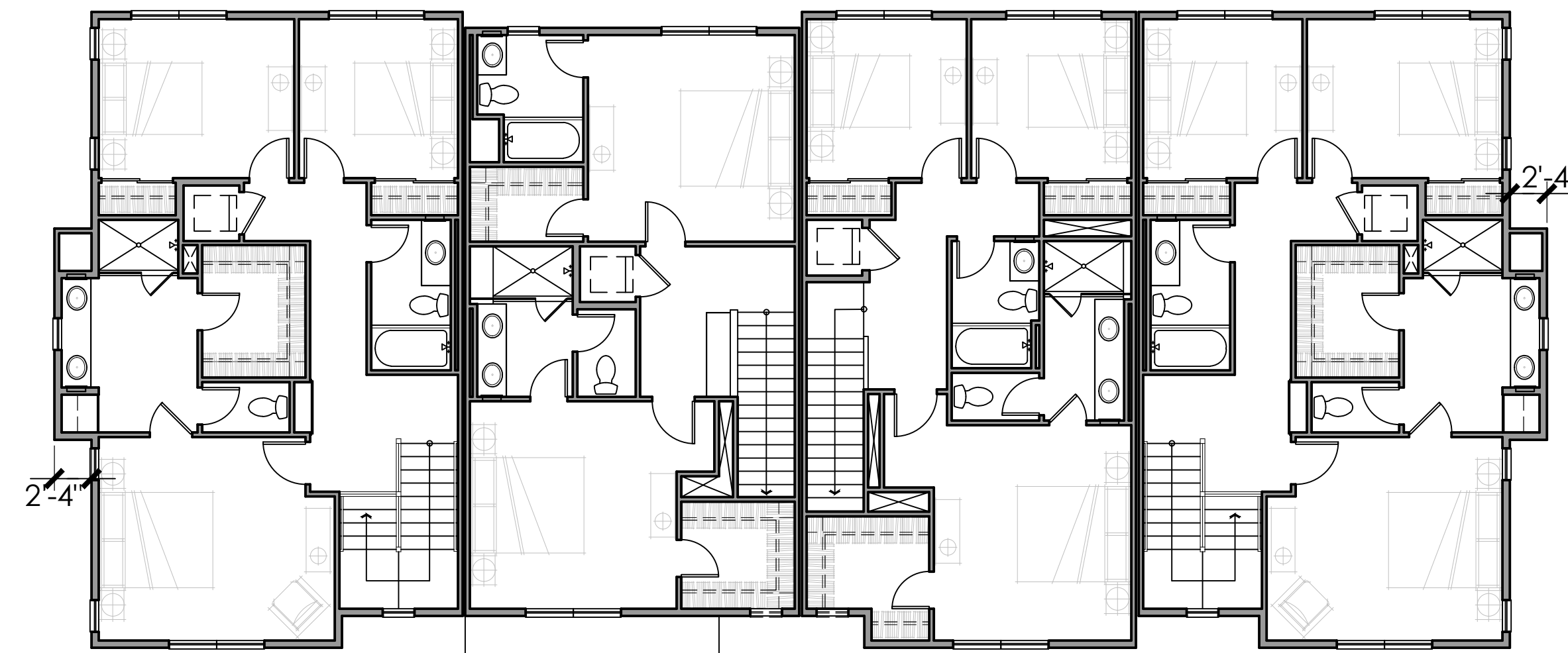


BUILDING PLANS
BUILDING A - TYPE 5 - 3-PLEX

A3.0

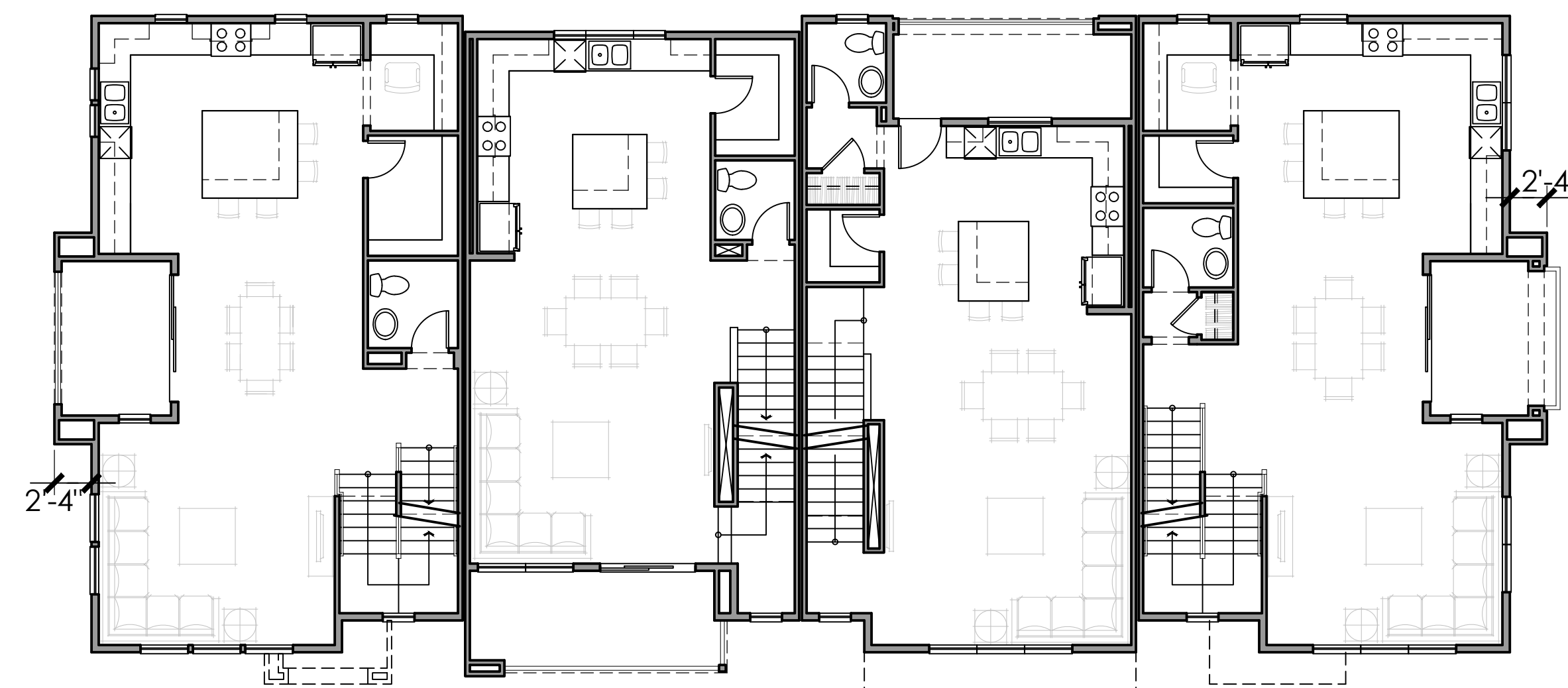
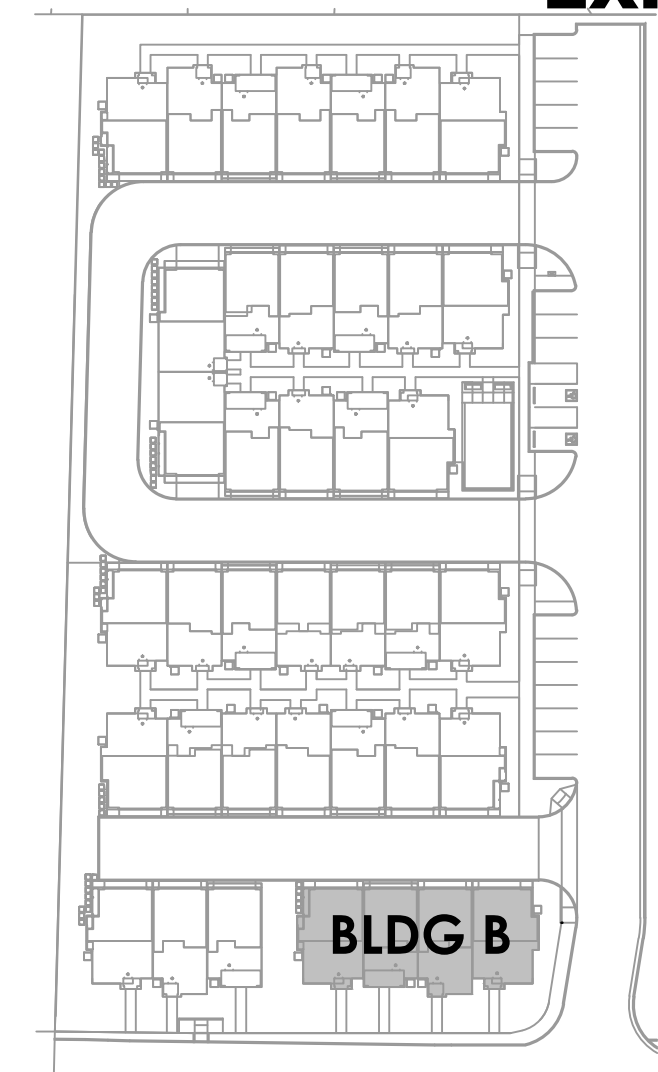


Roof Plan



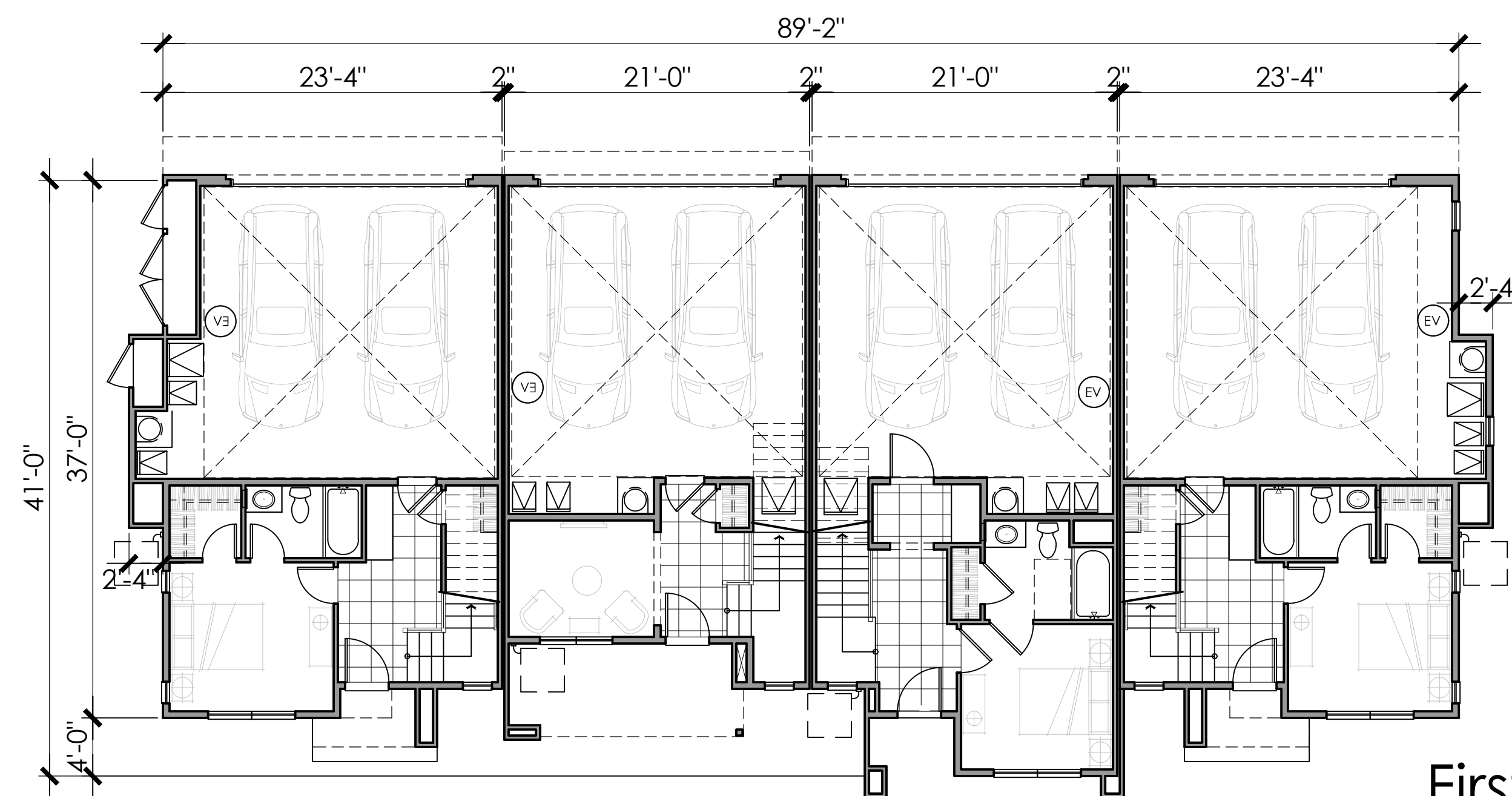
Plan 3X - R Plan 1 - R Plan 2X Plan 3

Third Floor



Plan 3X - R Plan 1 - R Plan 2X Plan 3

Second Floor

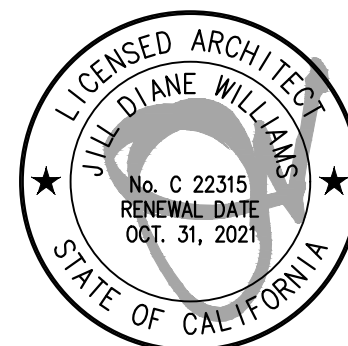


Plan 3X - R Plan 1 - R Plan 2X Plan 3

First Floor



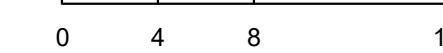
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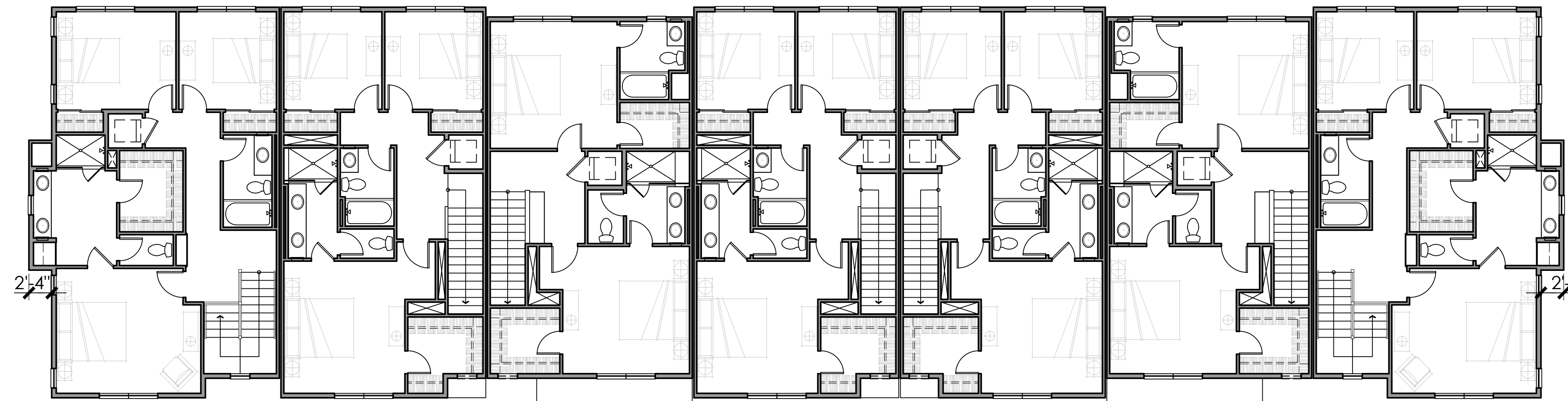
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

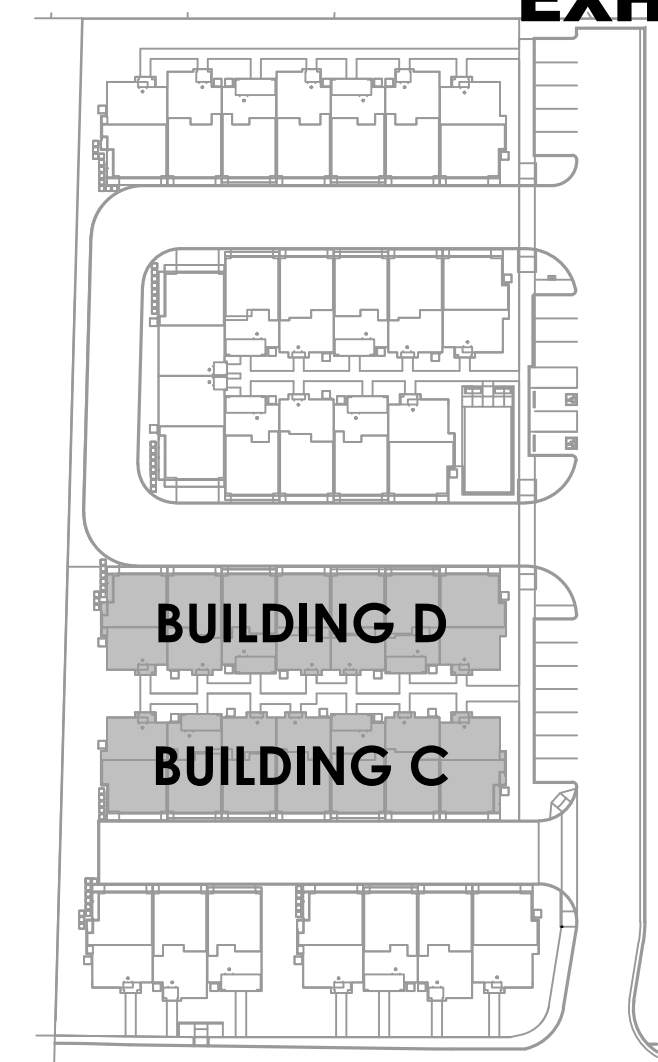


BUILDING PLANS
BUILDING B - TYPE 4 - 4-PLEX



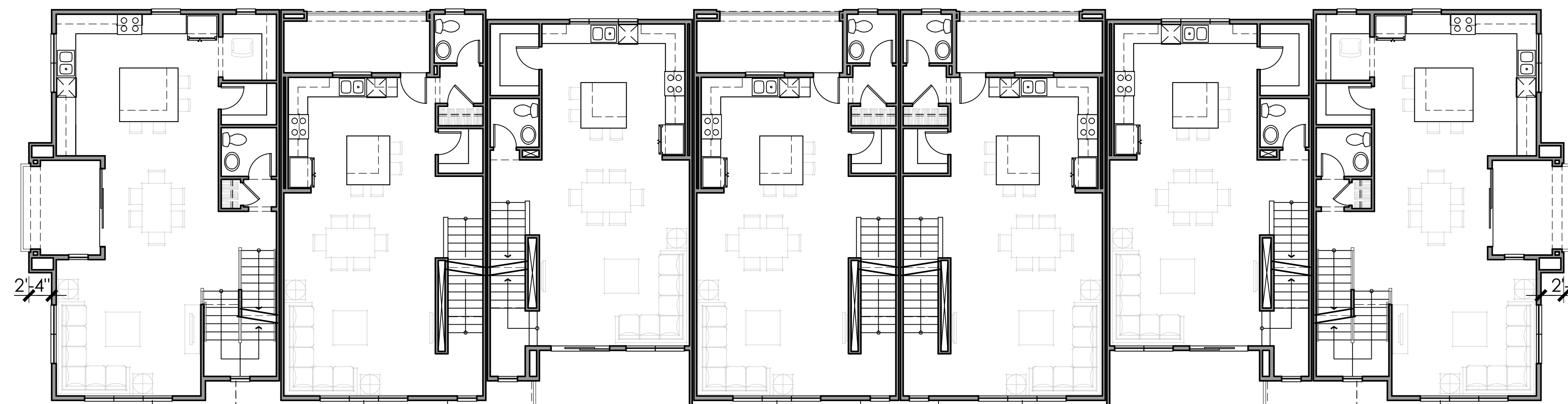
Plan 3X - R Plan 2 - R Plan 1 Plan 2 - R Plan 2 Plan 1 - R Plan 3

Third Floor



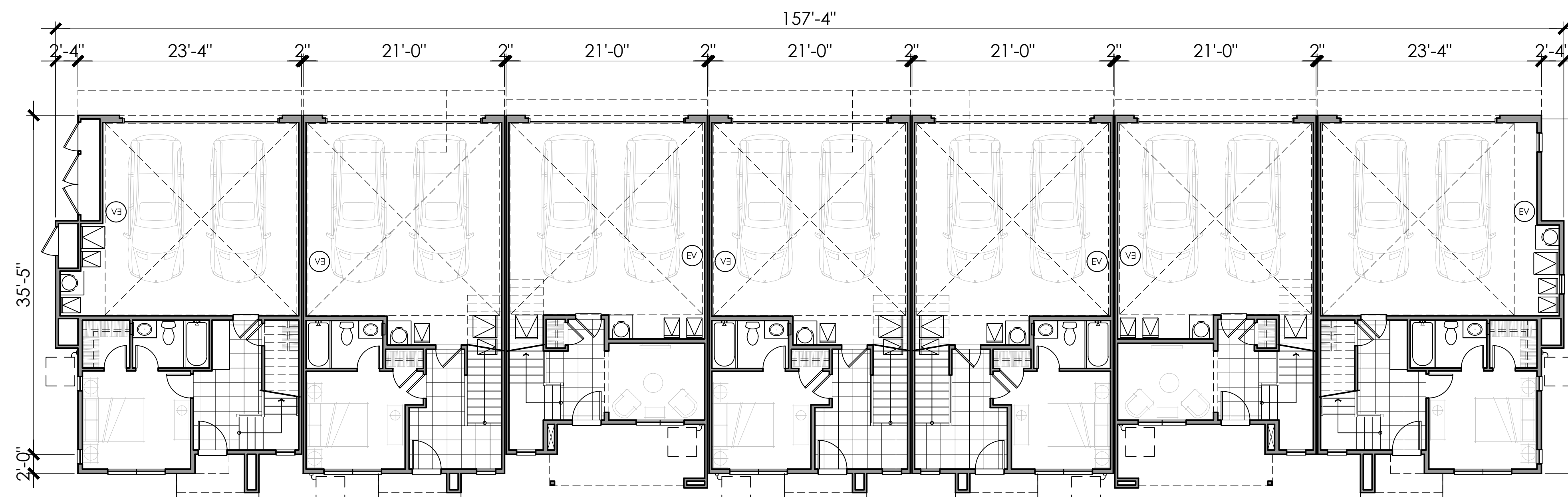
BUILDING D

BUILDING C



Plan 3X - R Plan 2 - R Plan 1 Plan 2 - R Plan 2 Plan 1 - R Plan 3

Second Floor

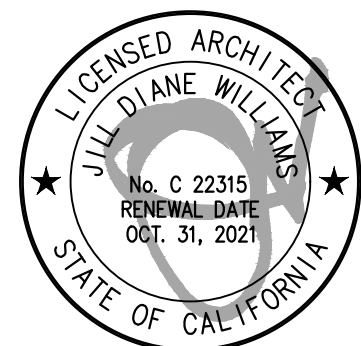


Plan 3X - R Plan 2 - R Plan 1 Plan 2 - R Plan 2 Plan 1 - R Plan 3

First Floor



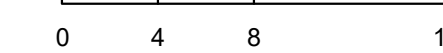
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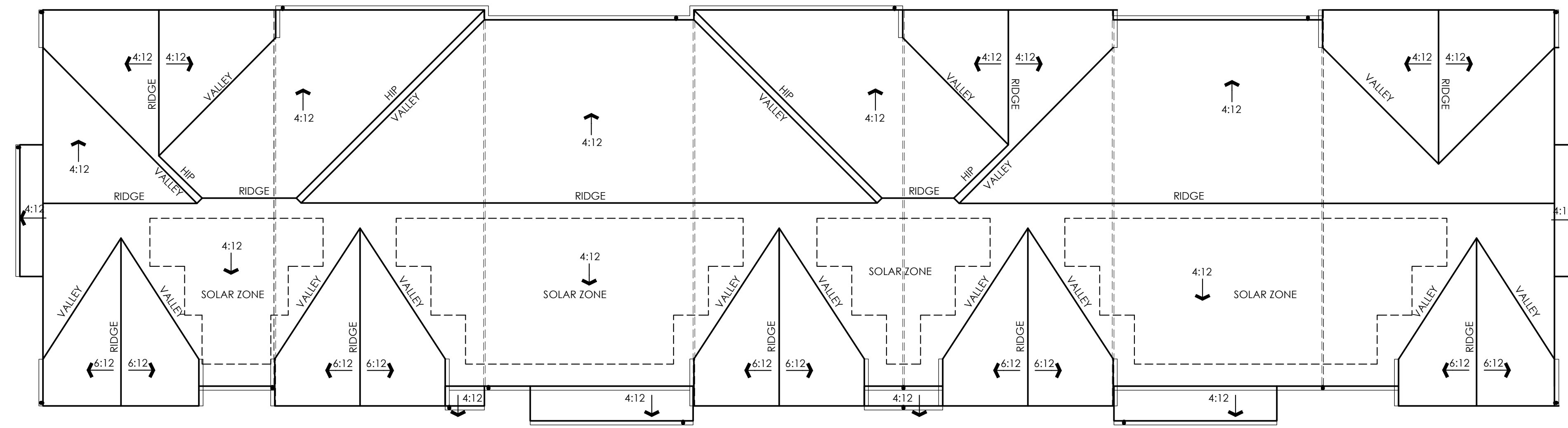
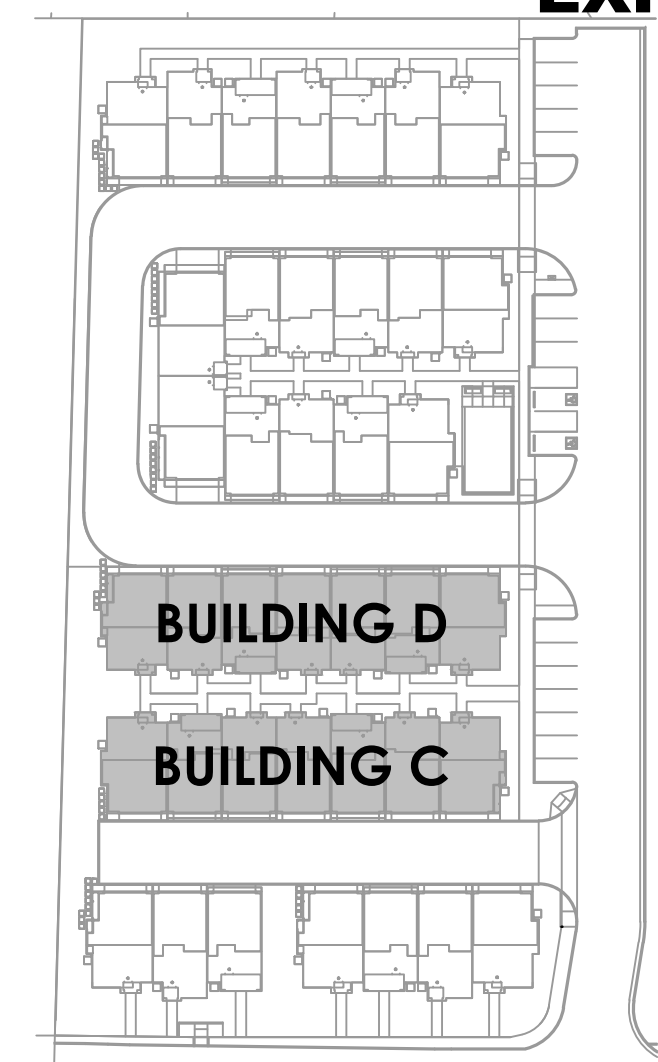
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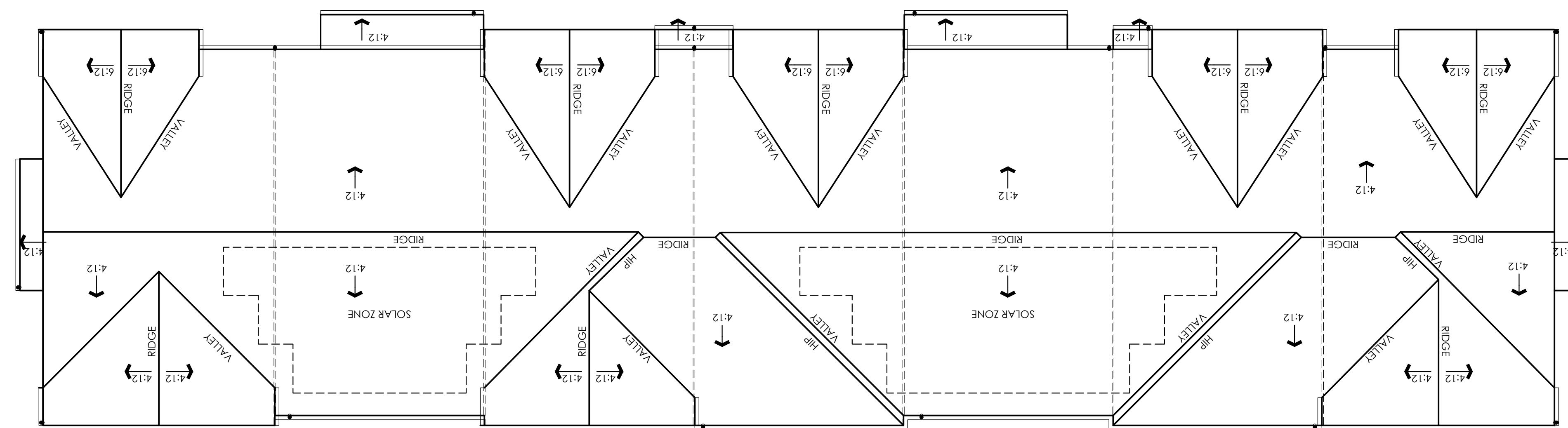
MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



BUILDING PLANS
BUILDING D / C - TYPE 2 - 7- PLEX



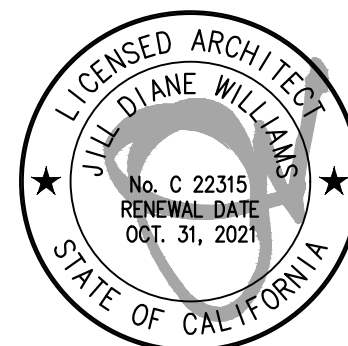
Roof Plan - Building D



Roof Plan - Building C



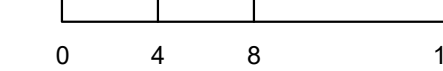
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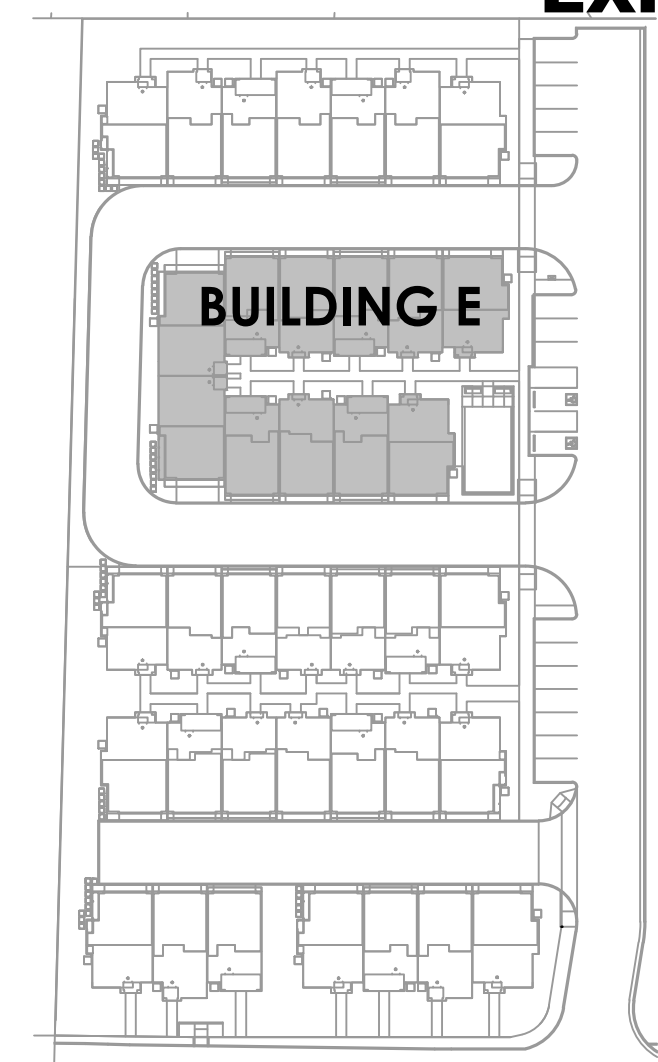
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



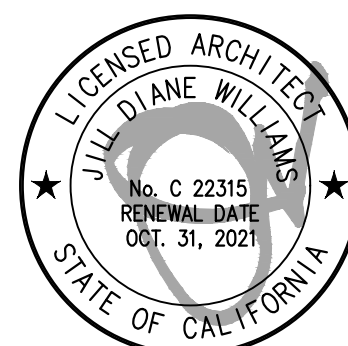
BUILDING PLANS
BUILDING D / C - TYPE 2 - 7-PLEX



First Floor



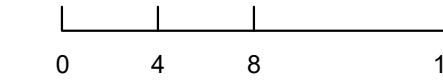
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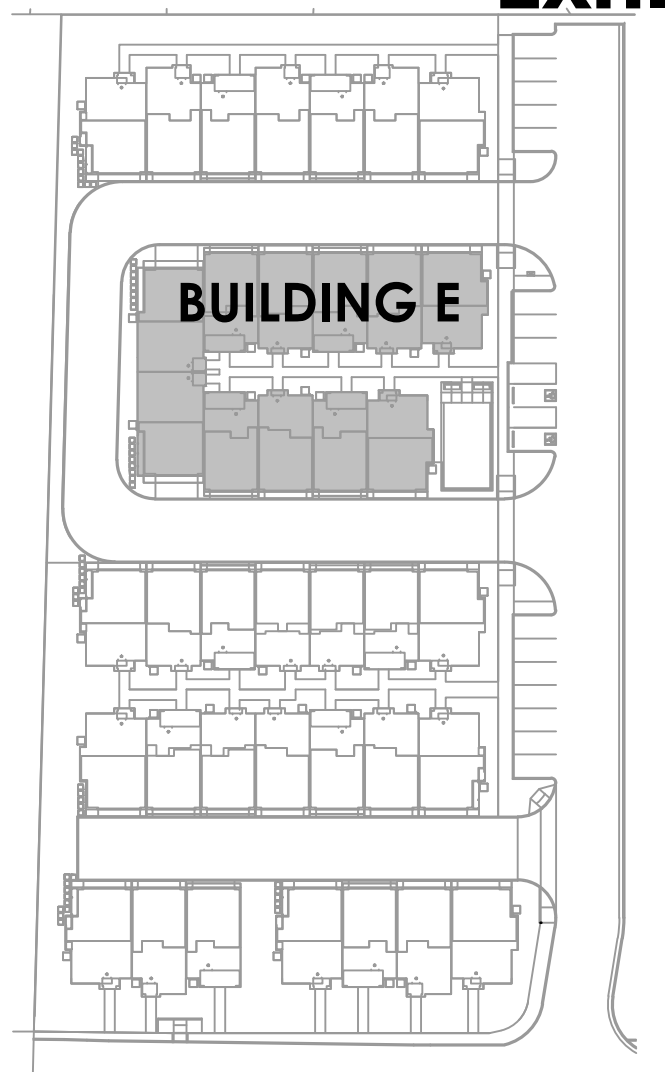
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



BUILDING PLANS
BUILDING E - TYPE 1-11-PLEX

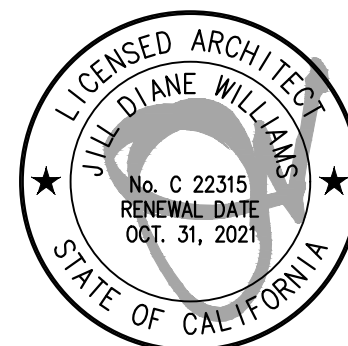
A3.4



Second Floor



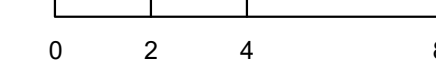
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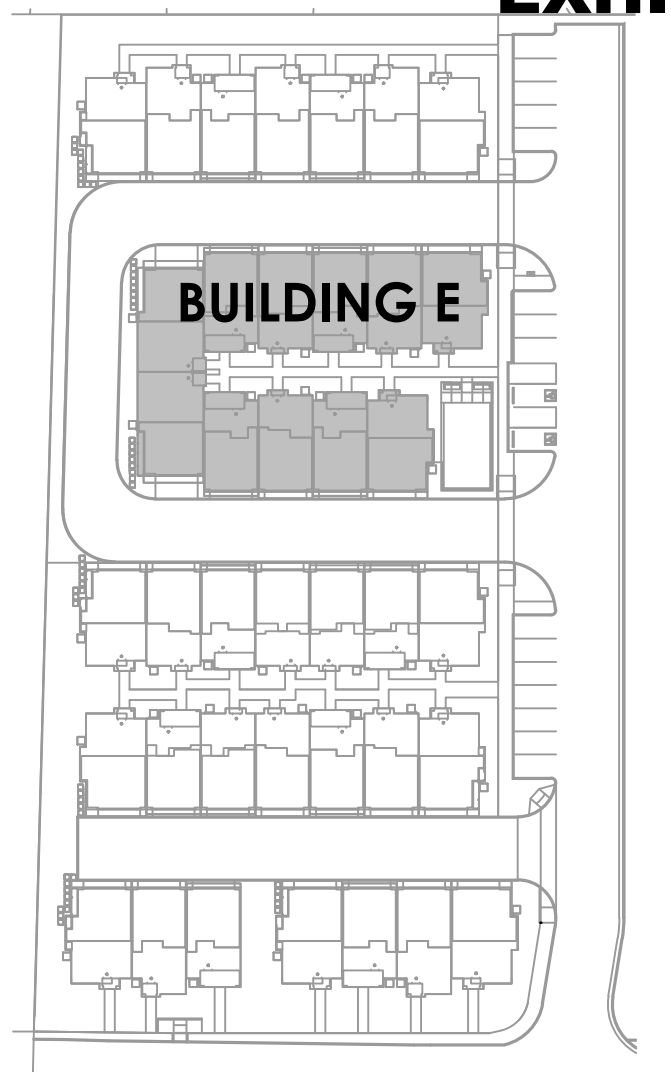
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



BUILDING PLANS
BUILDING E - TYPE 1-11-PLEX

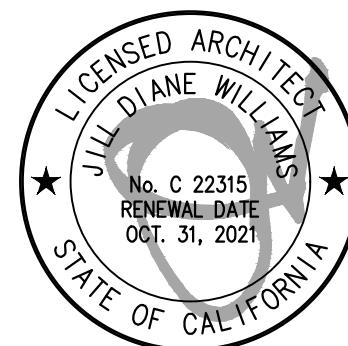
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Third Floor



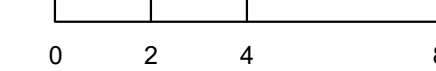
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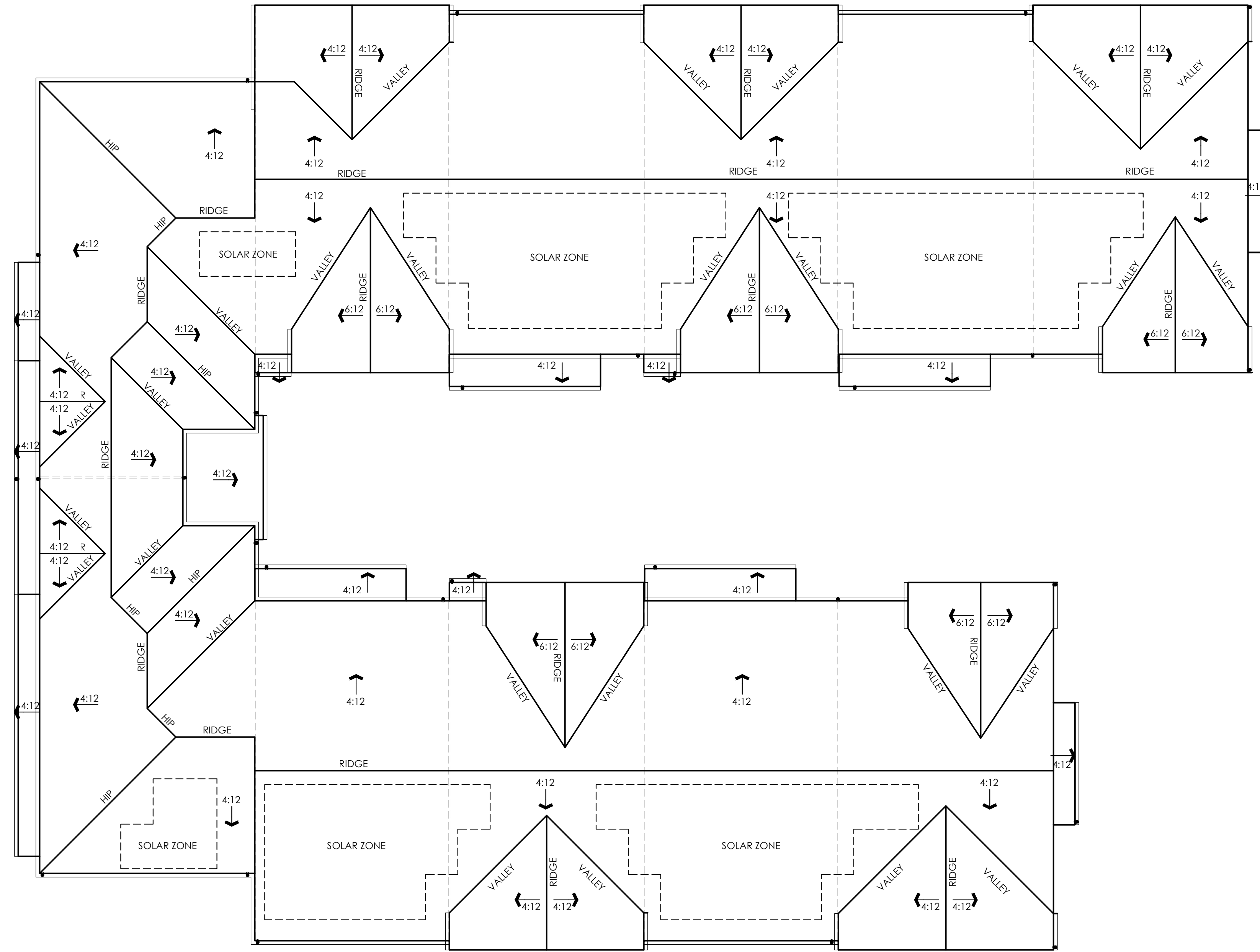
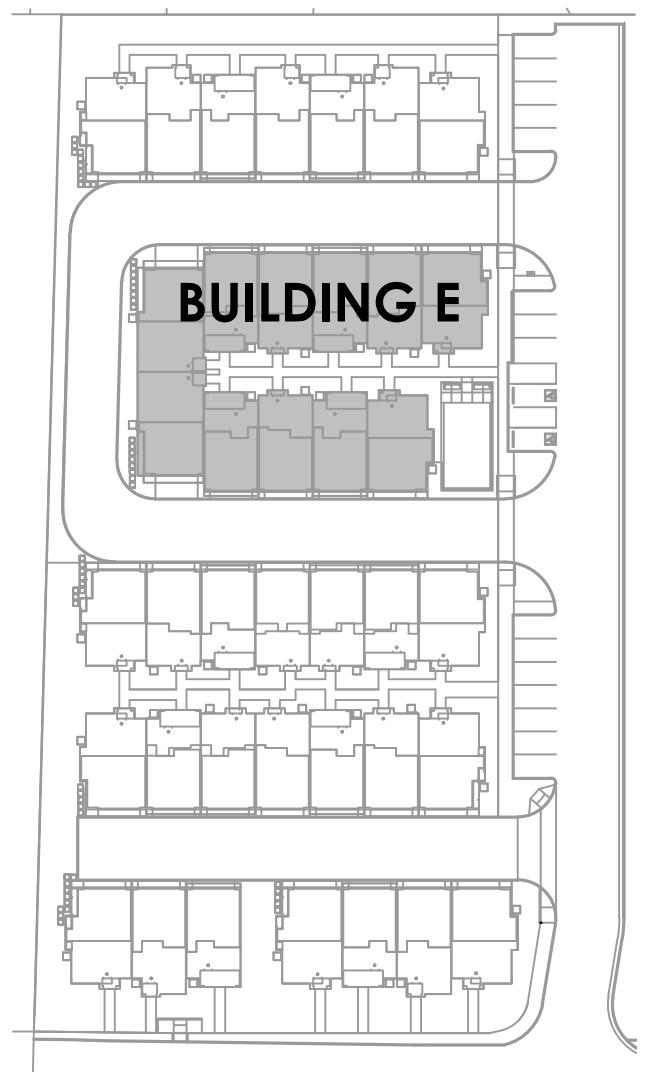
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



BUILDING PLANS
BUILDING E - TYPE 1-11-PLEX

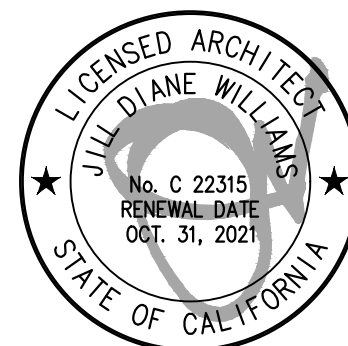
A3.6



Roof Plan



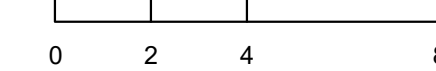
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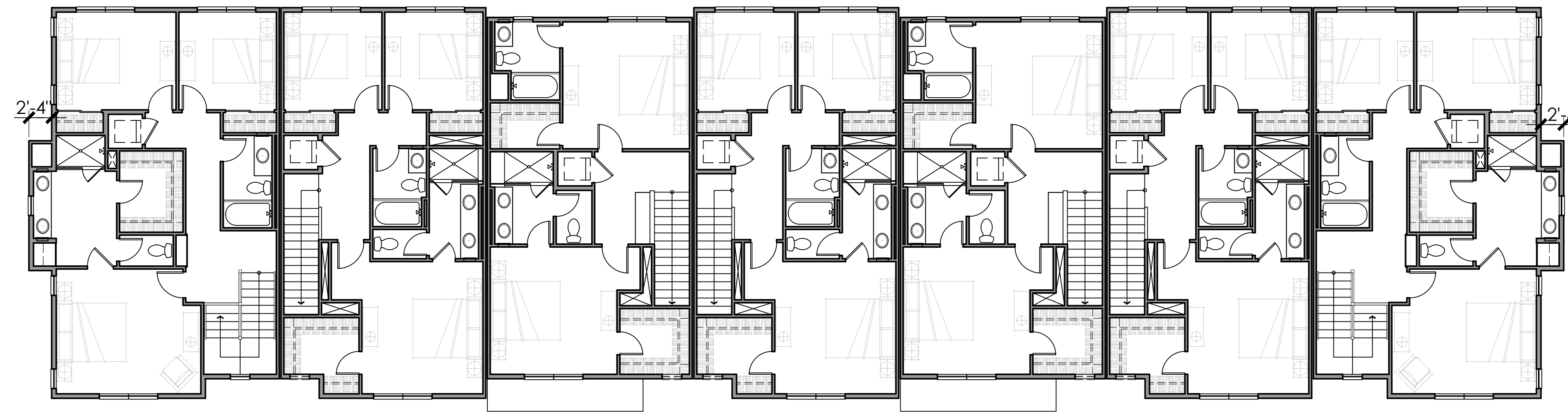
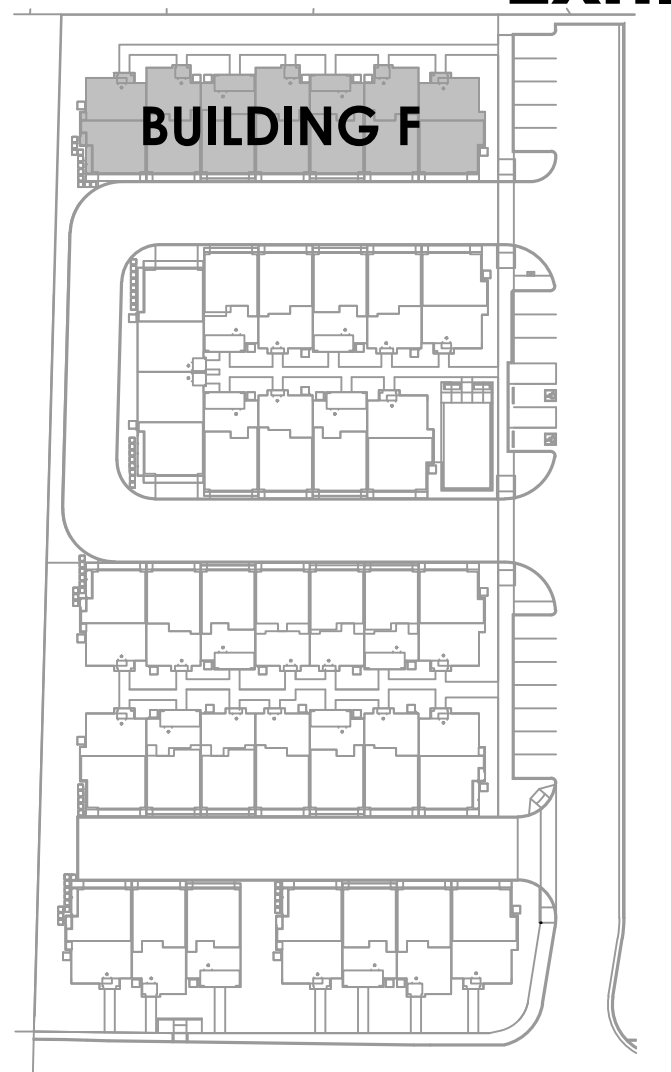
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



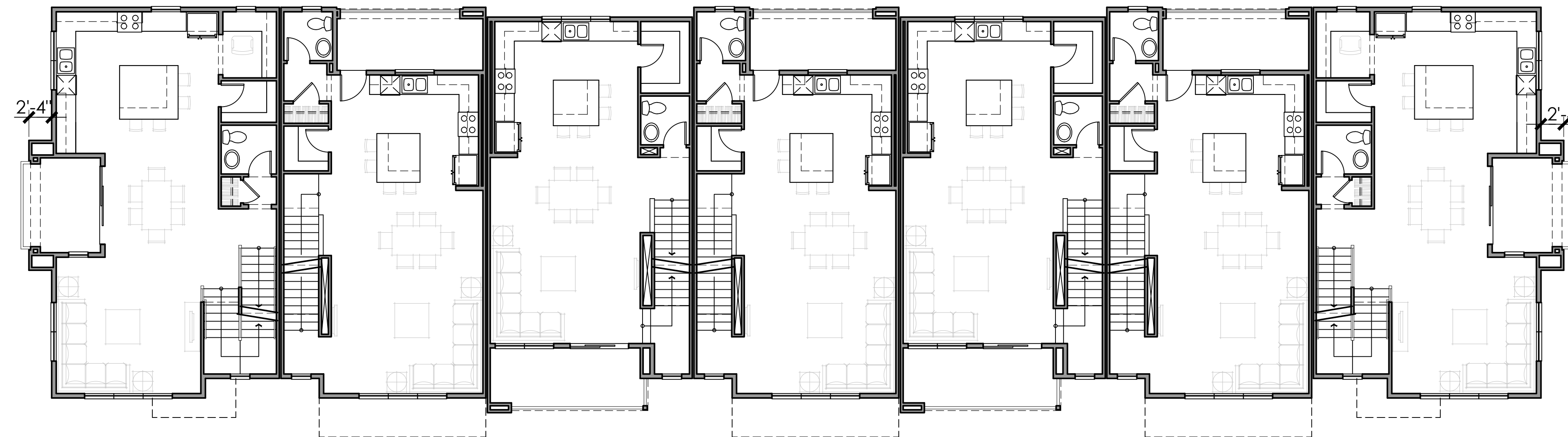
BUILDING PLANS
BUILDING E - TYPE 1- 11- PLEX

A3.7



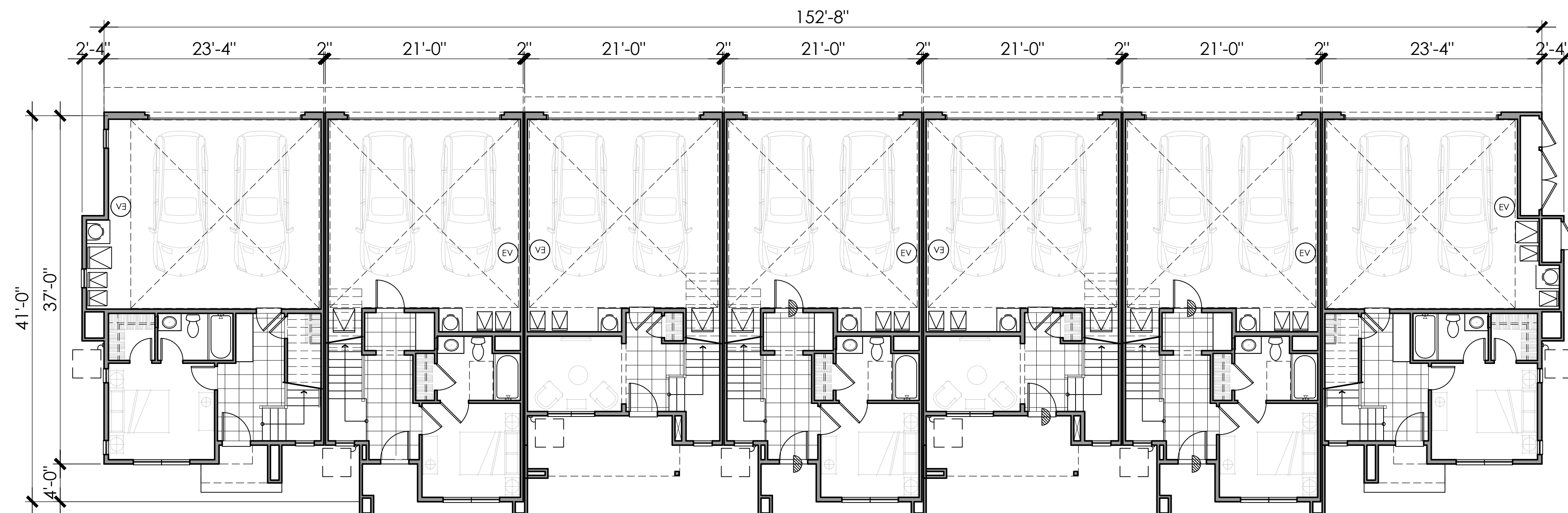
Plan 3 - R Plan 2X Plan 1 Plan 2X Plan 1 - R Plan 2X Plan 3X

Third Floor



Plan 3 - R Plan 2X Plan 1 Plan 2X Plan 1 - R Plan 2X Plan 3X

Second Floor

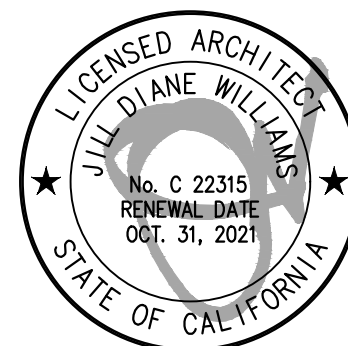


Plan 3 - R Plan 2X Plan 1 Plan 2X Plan 1 - R Plan 2X Plan 3X

First Floor



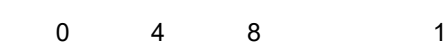
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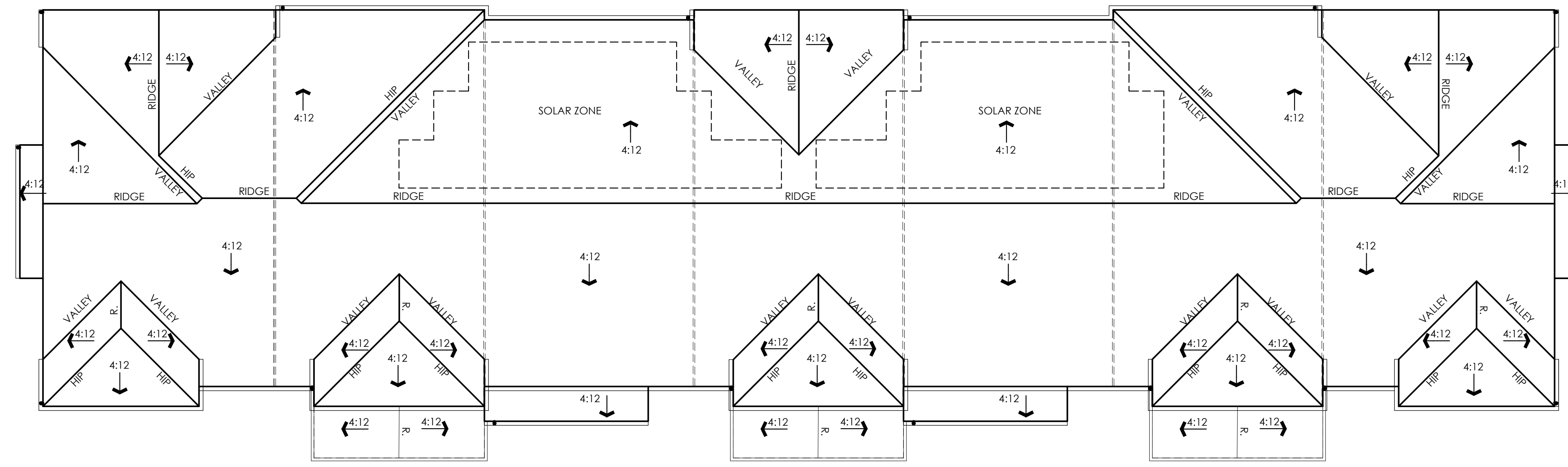
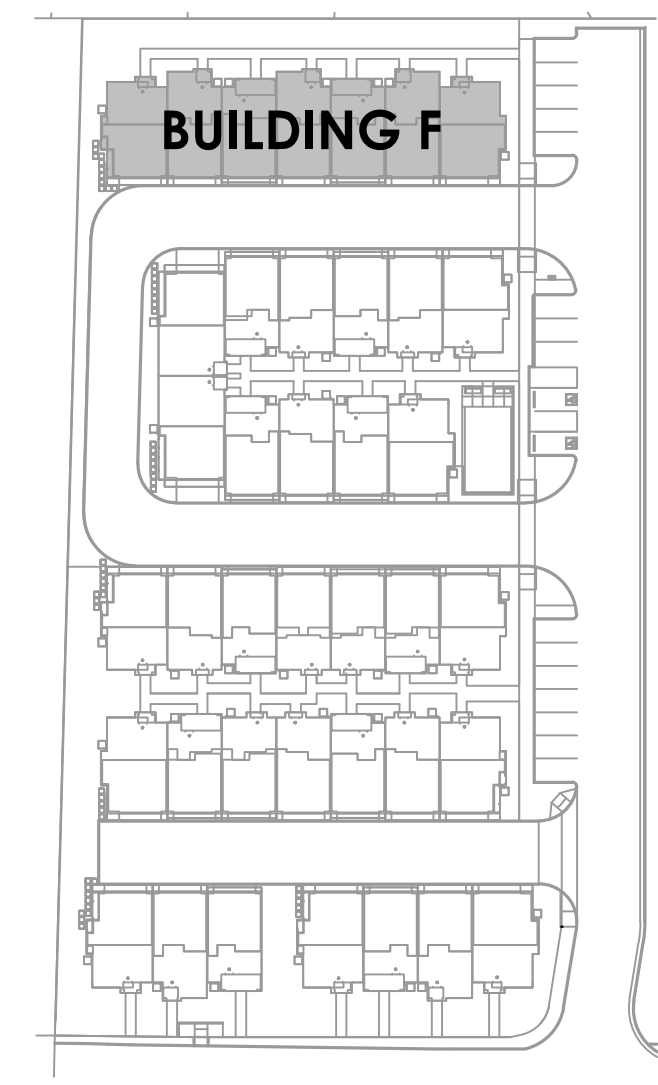
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



BUILDING PLANS
BUILDING F - TYPE 3 - 7-PLEX

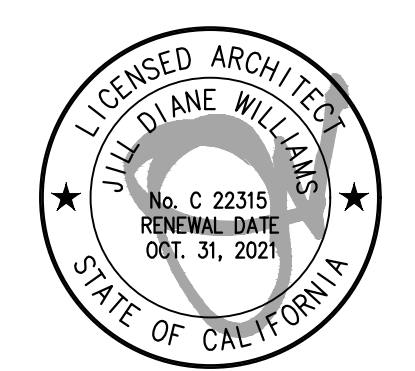
A3.8



Roof Plan



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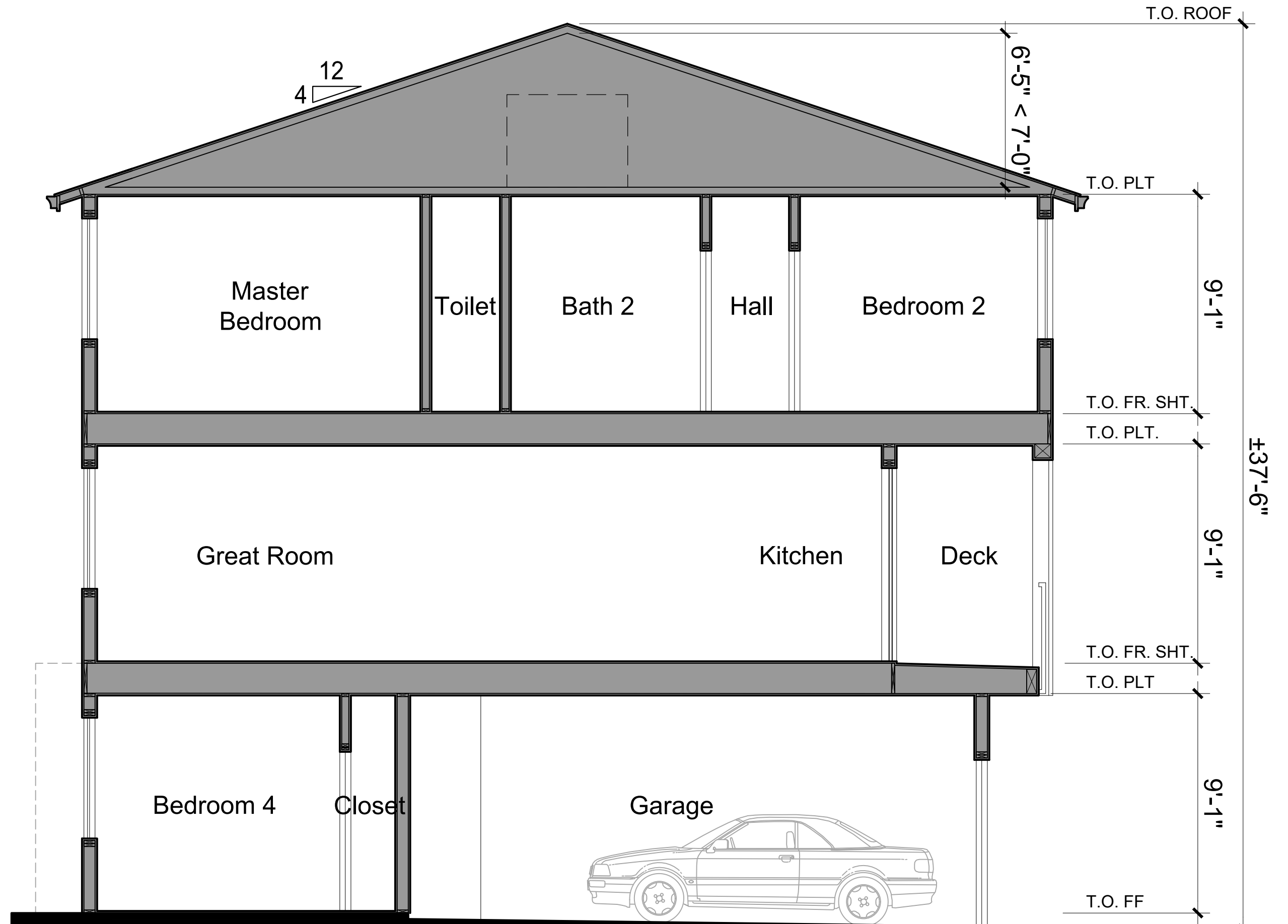
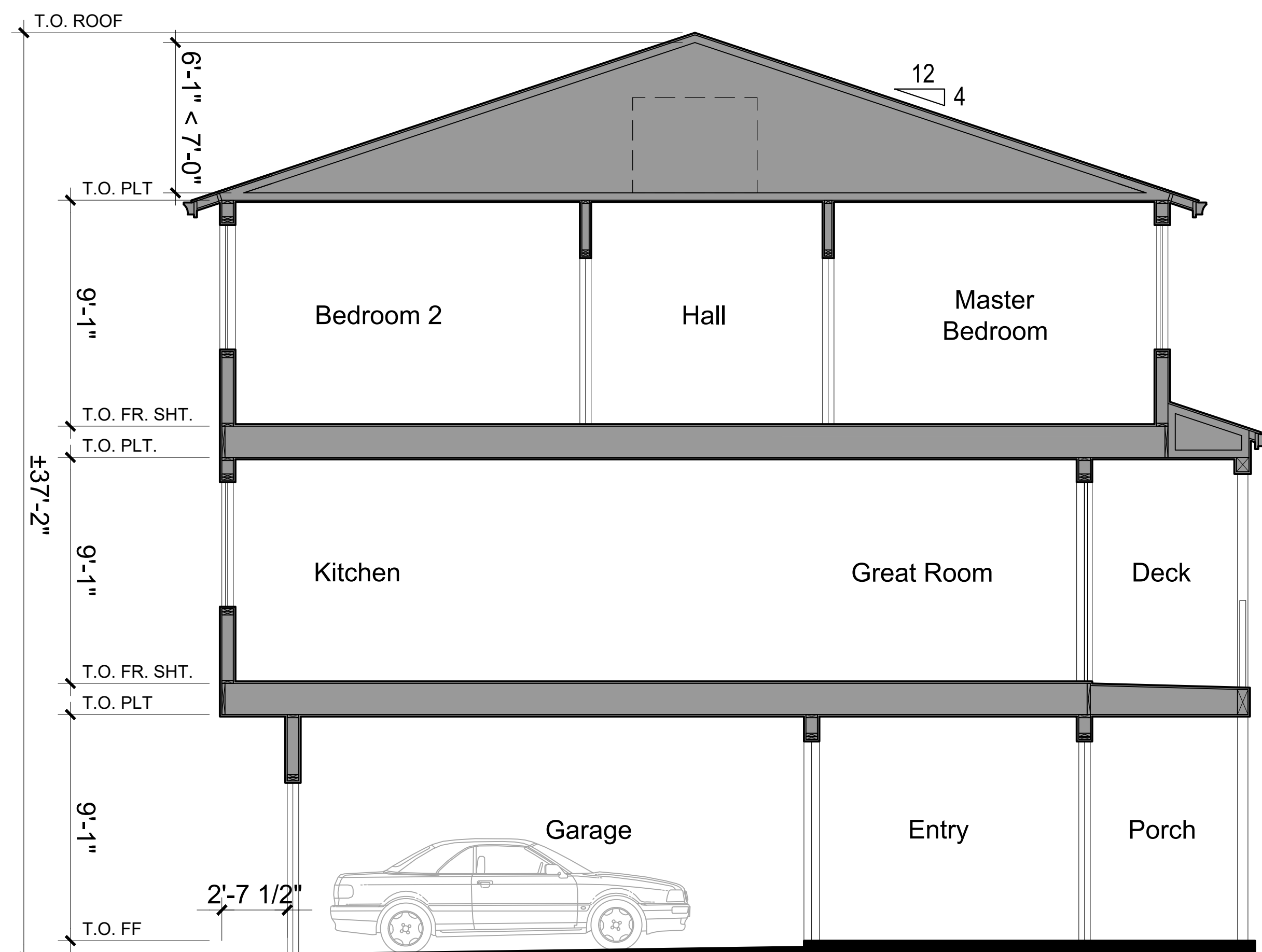
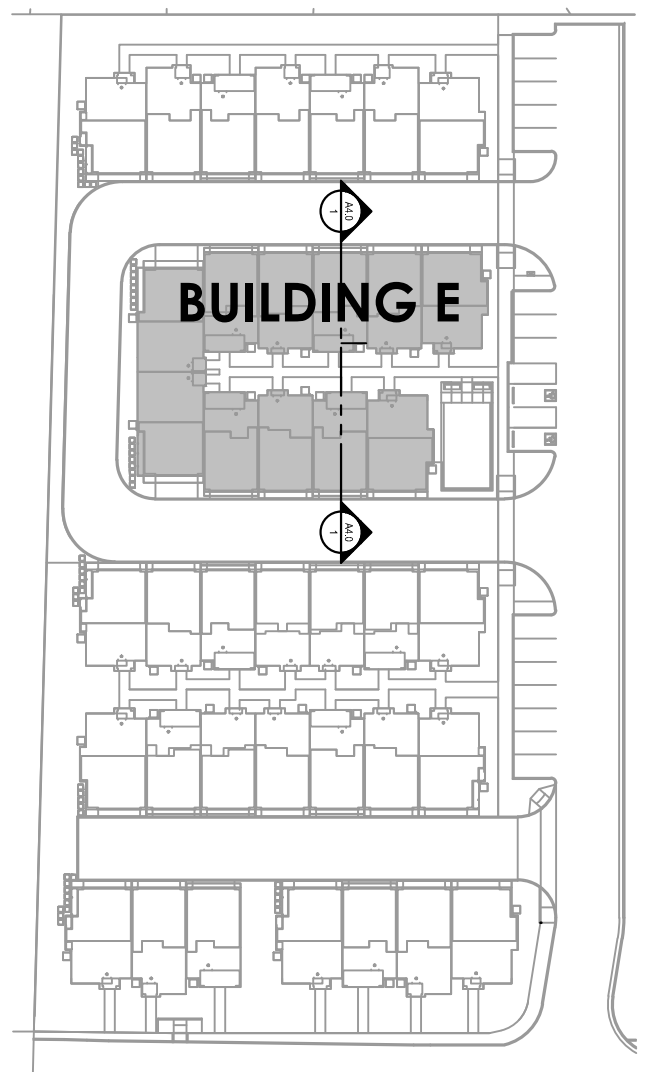
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MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



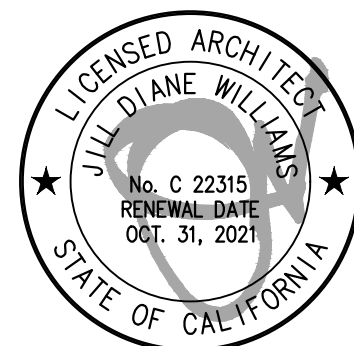
BUILDING PLANS
BUILDING F - TYPE 3 - 7-PLEX



Section 1



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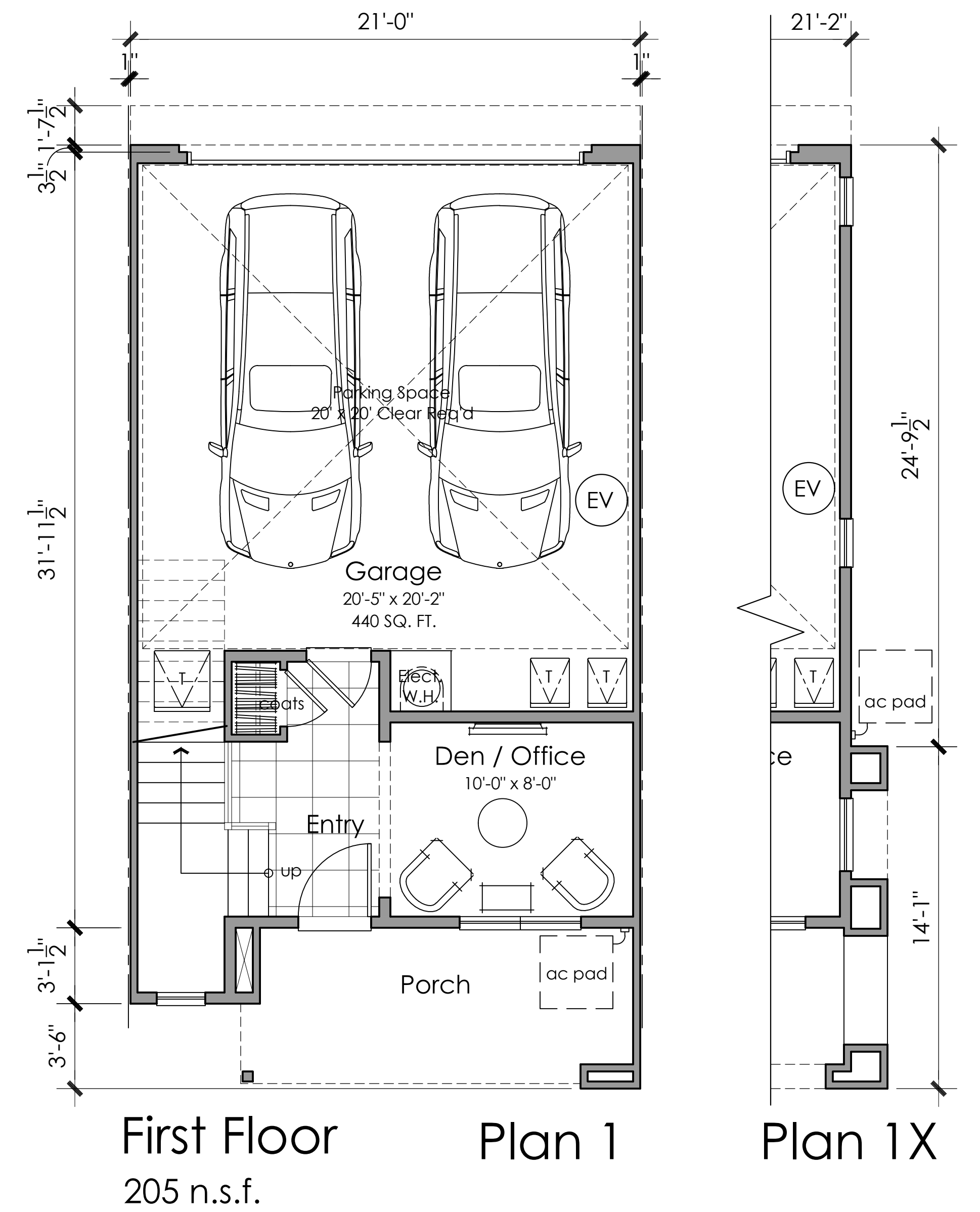
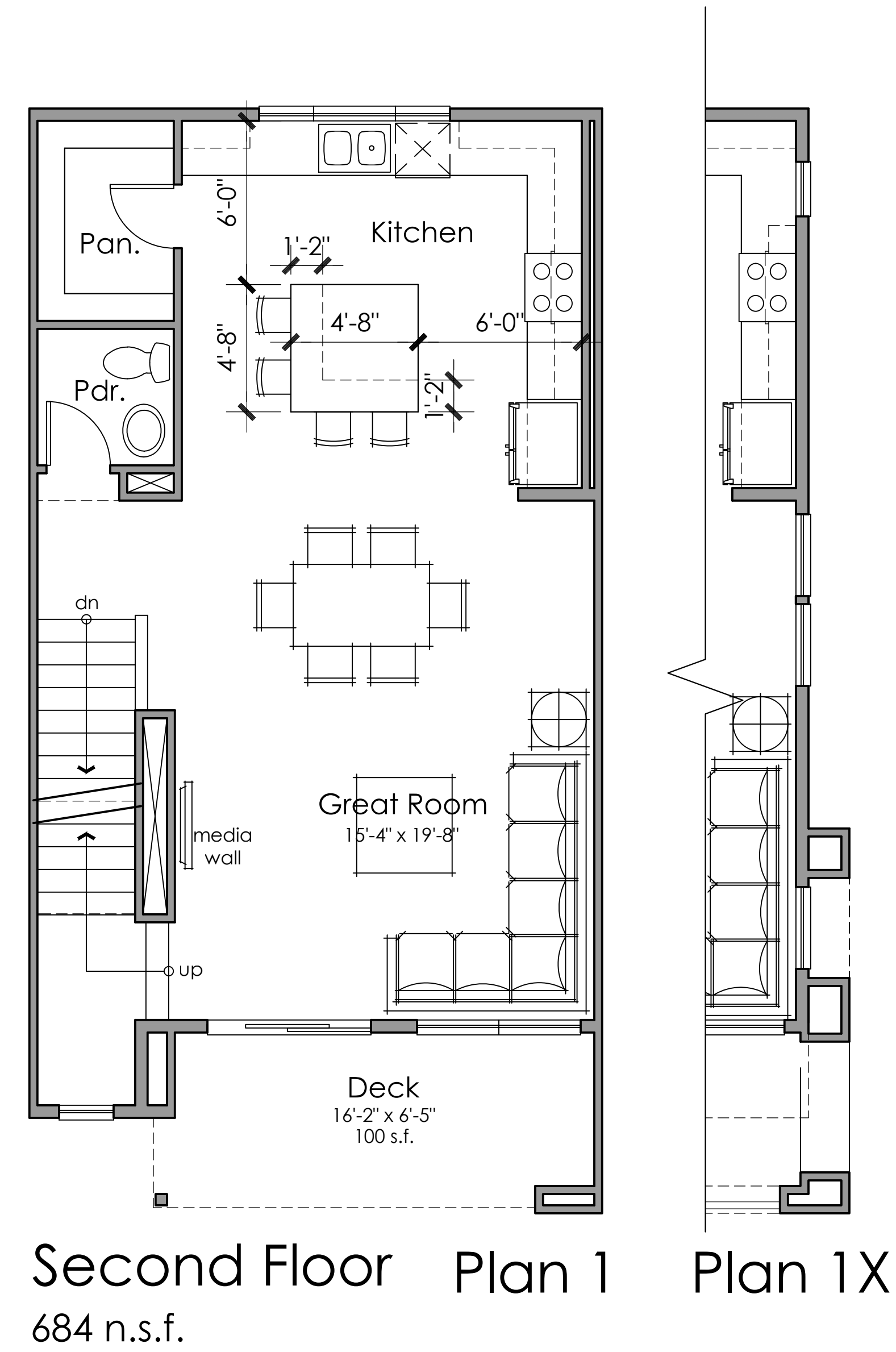
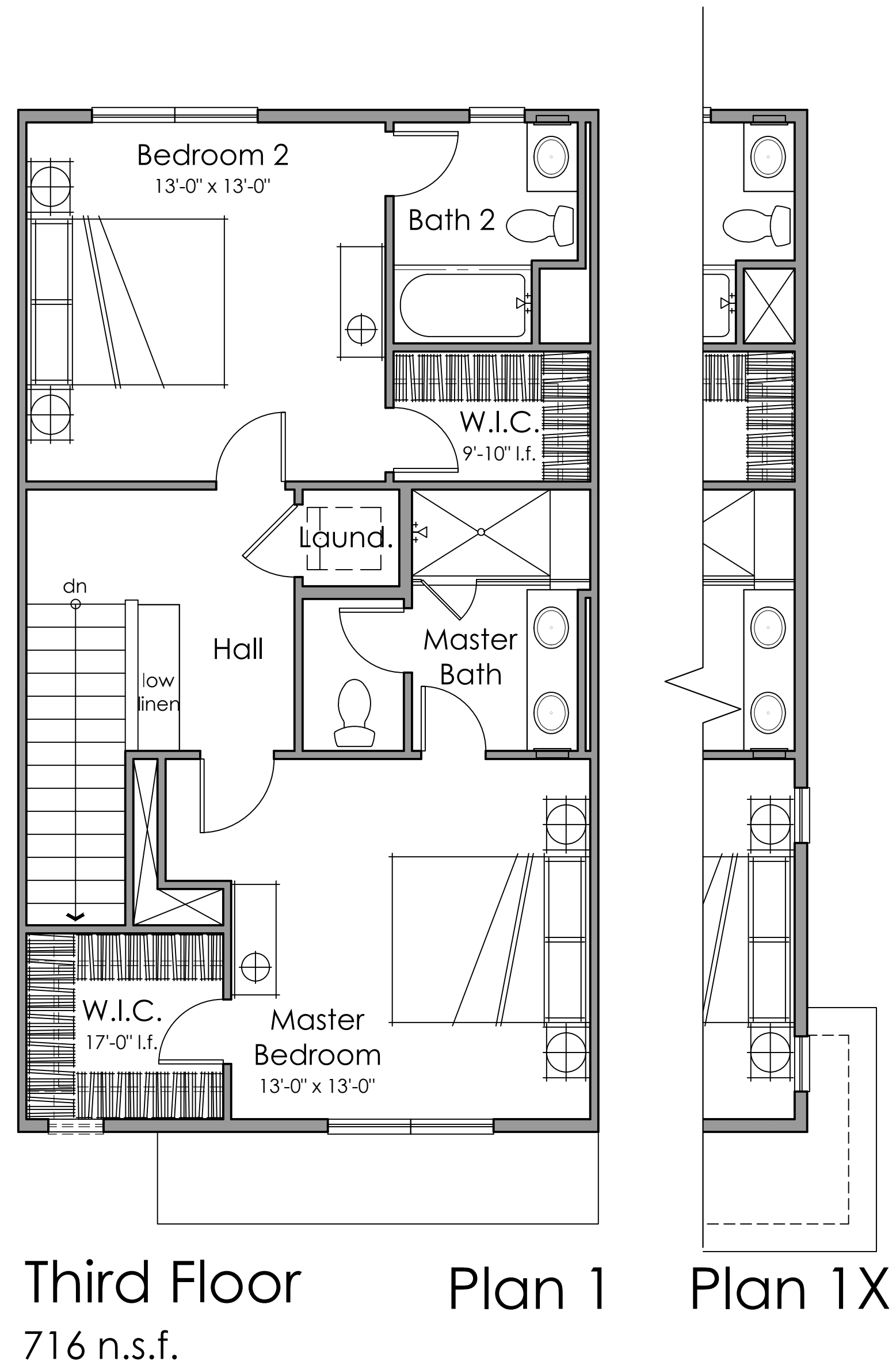
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MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



BUILDING SECTIONS
BUILDING E

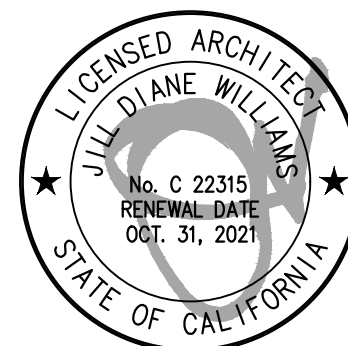


Floor Plan
2 Bedrooms + Den
2.5 Baths
1605 N.S.F.
1703 G.F.A.

EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



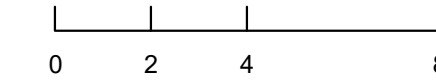
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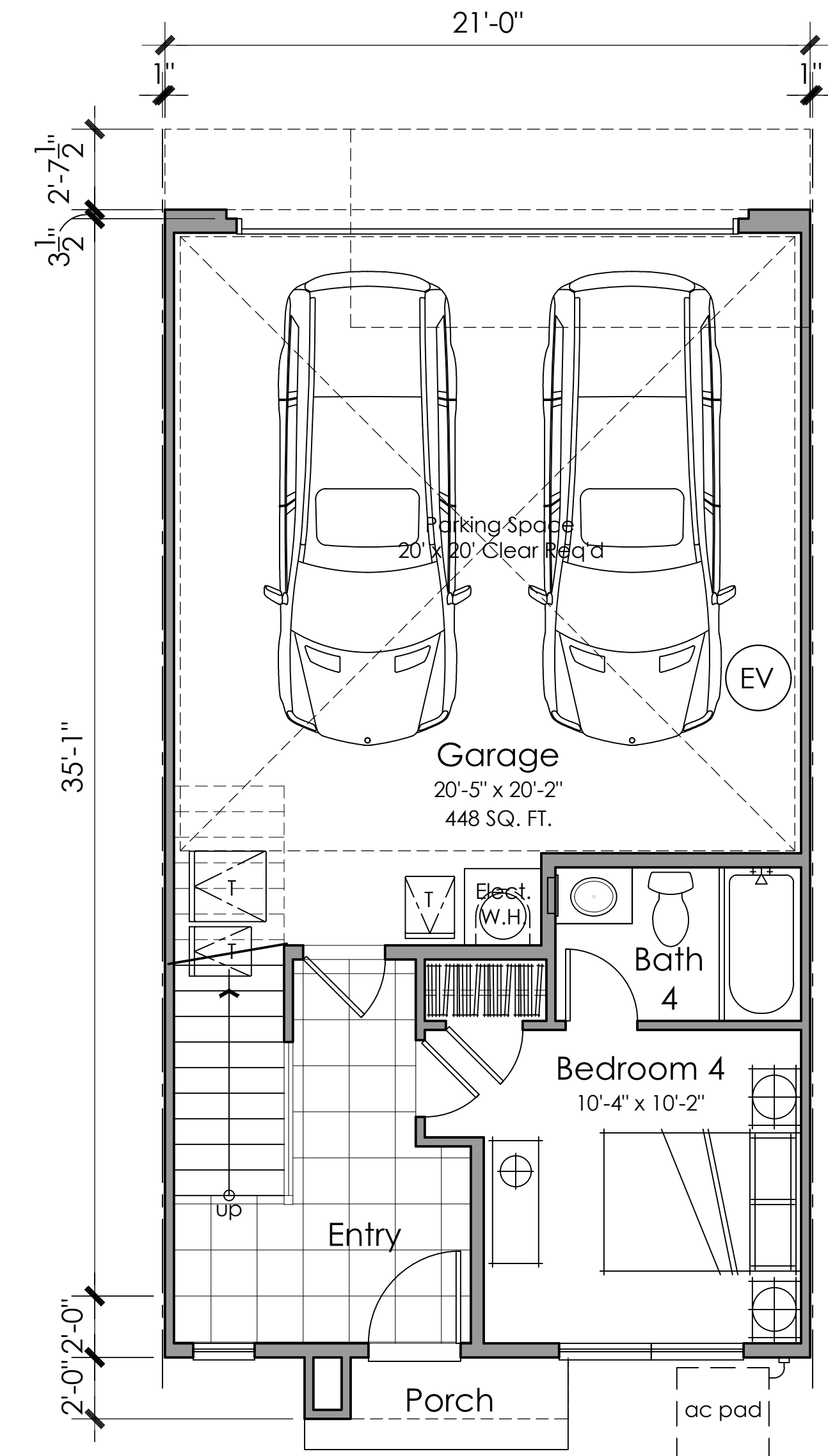
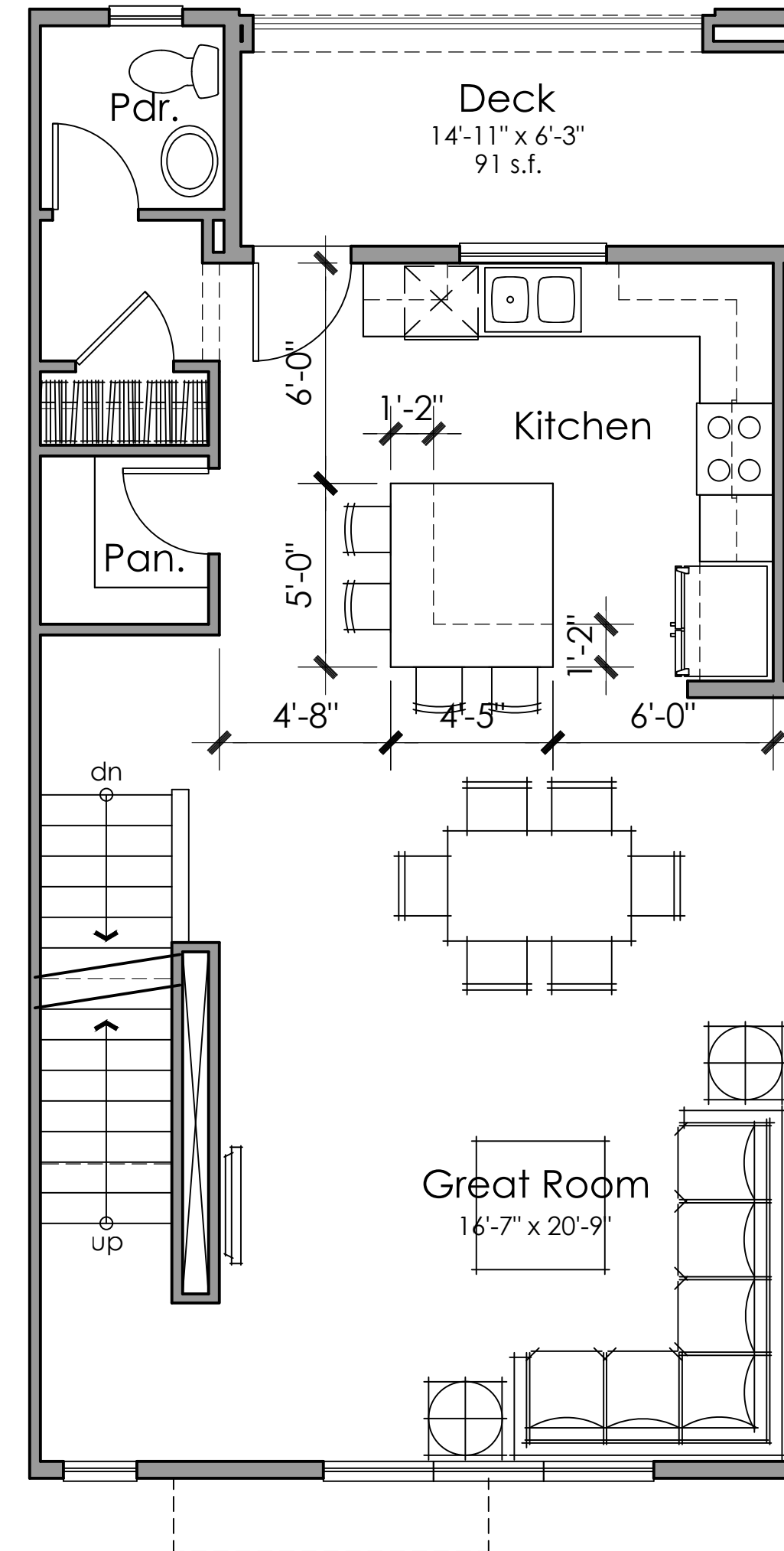
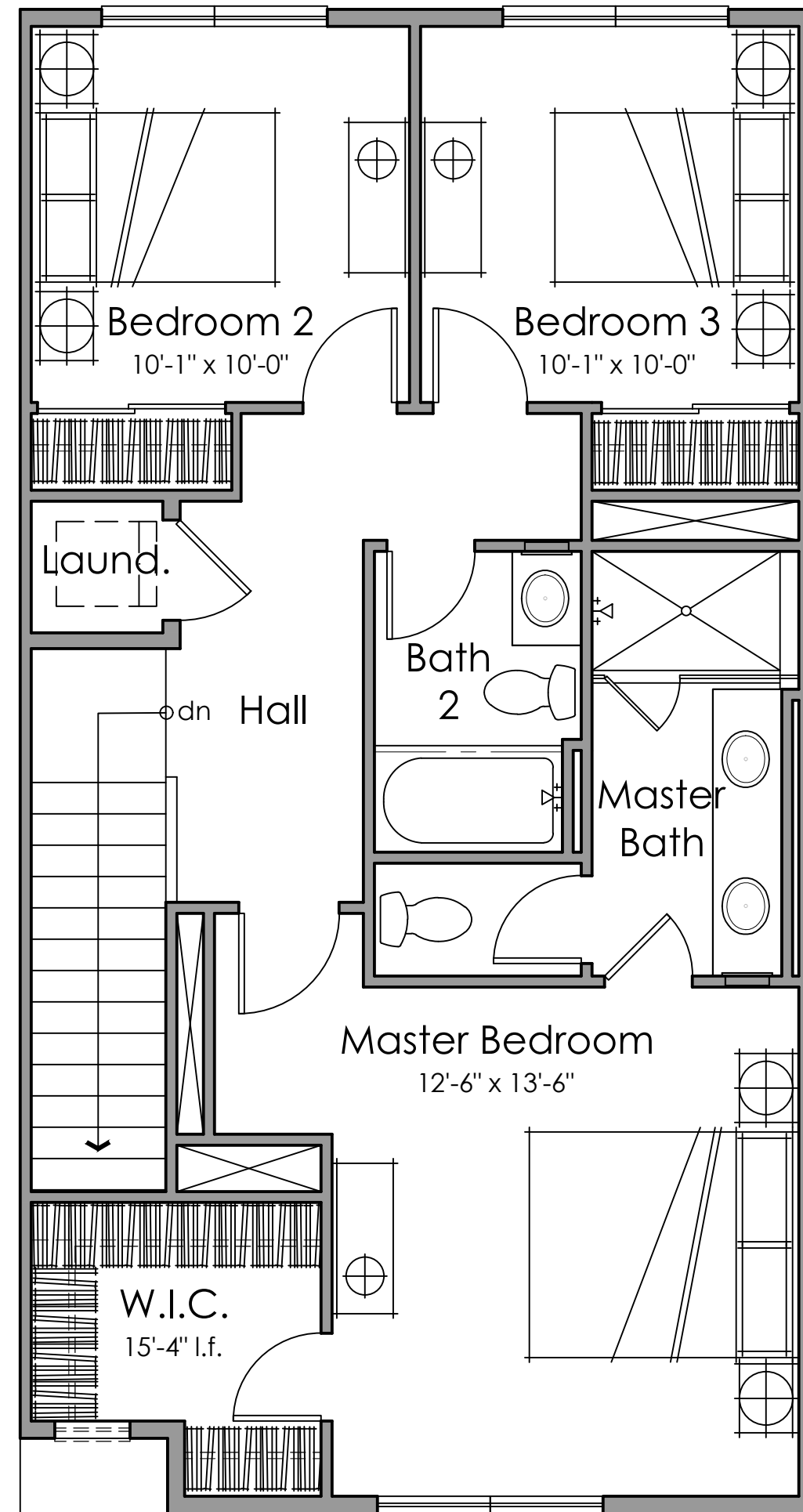
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



UNIT PLANS
PLAN 1

A5.0



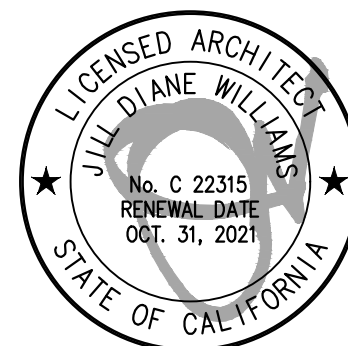
First Floor
291 n.s.f.

Floor Plan
4 Bedrooms
3.5 Baths
1761 N.S.F.
1864 G.F.A.

EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



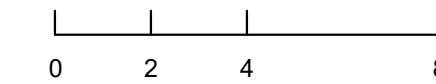
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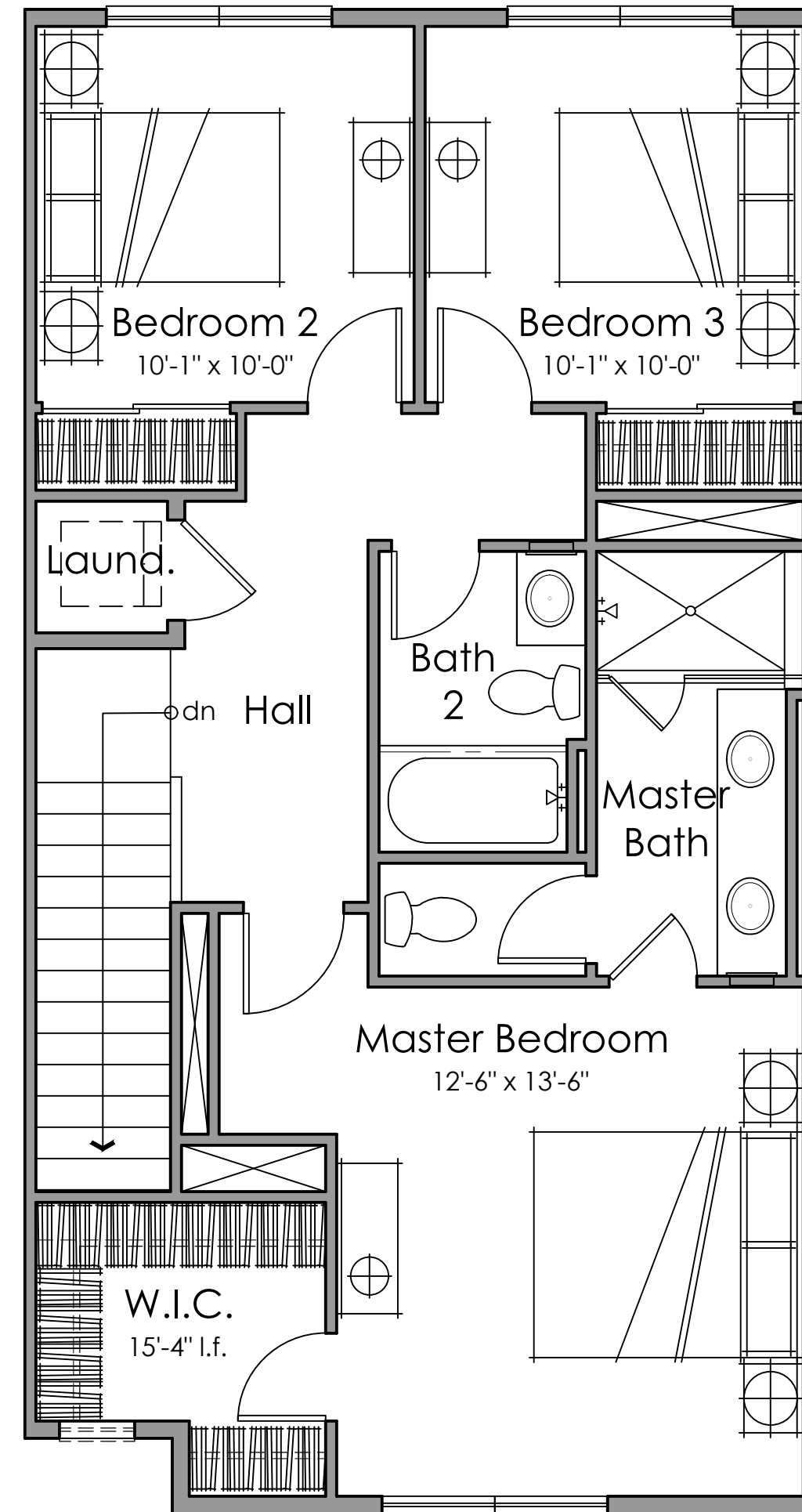
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

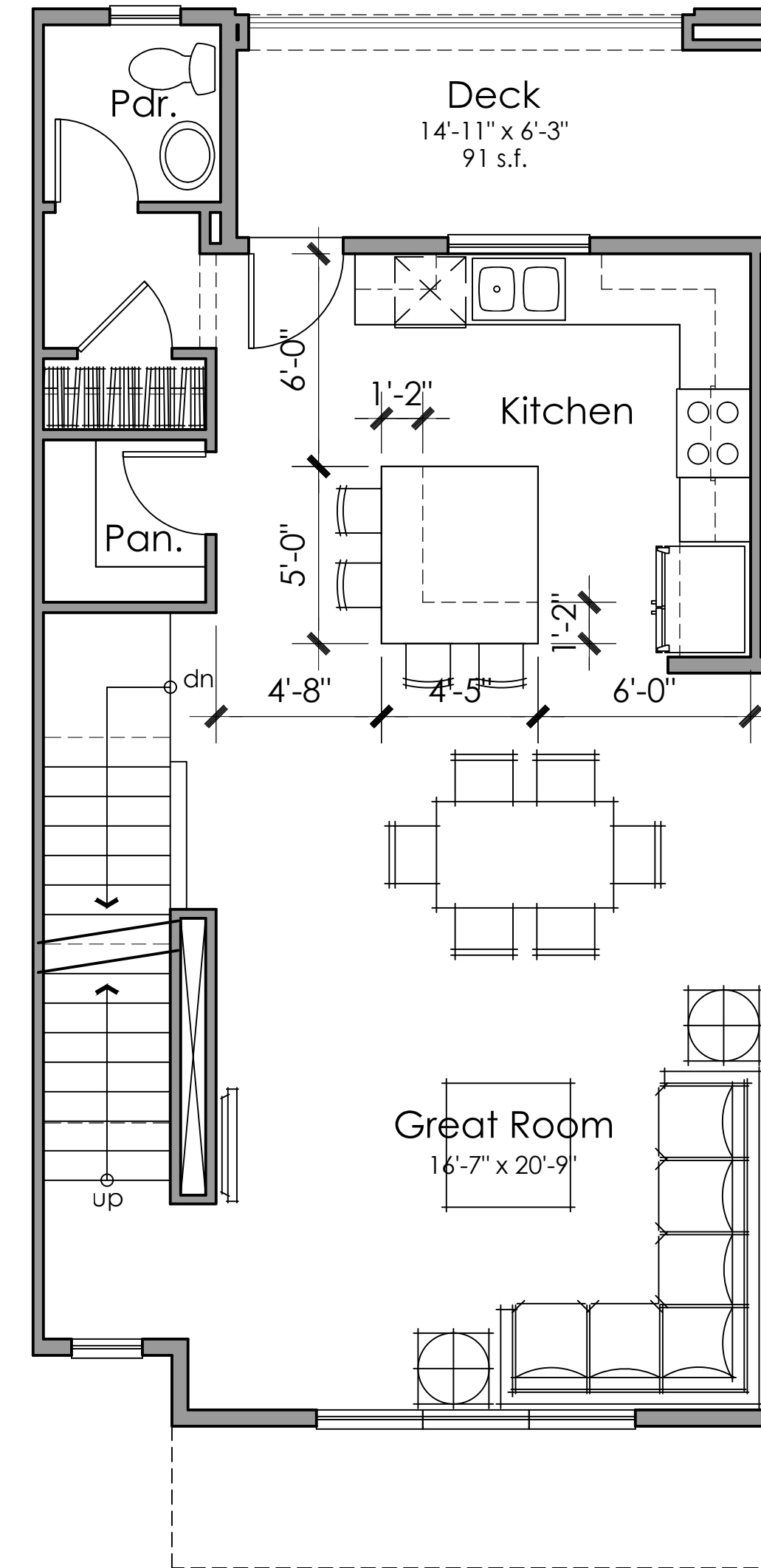


UNIT PLANS
PLAN 2

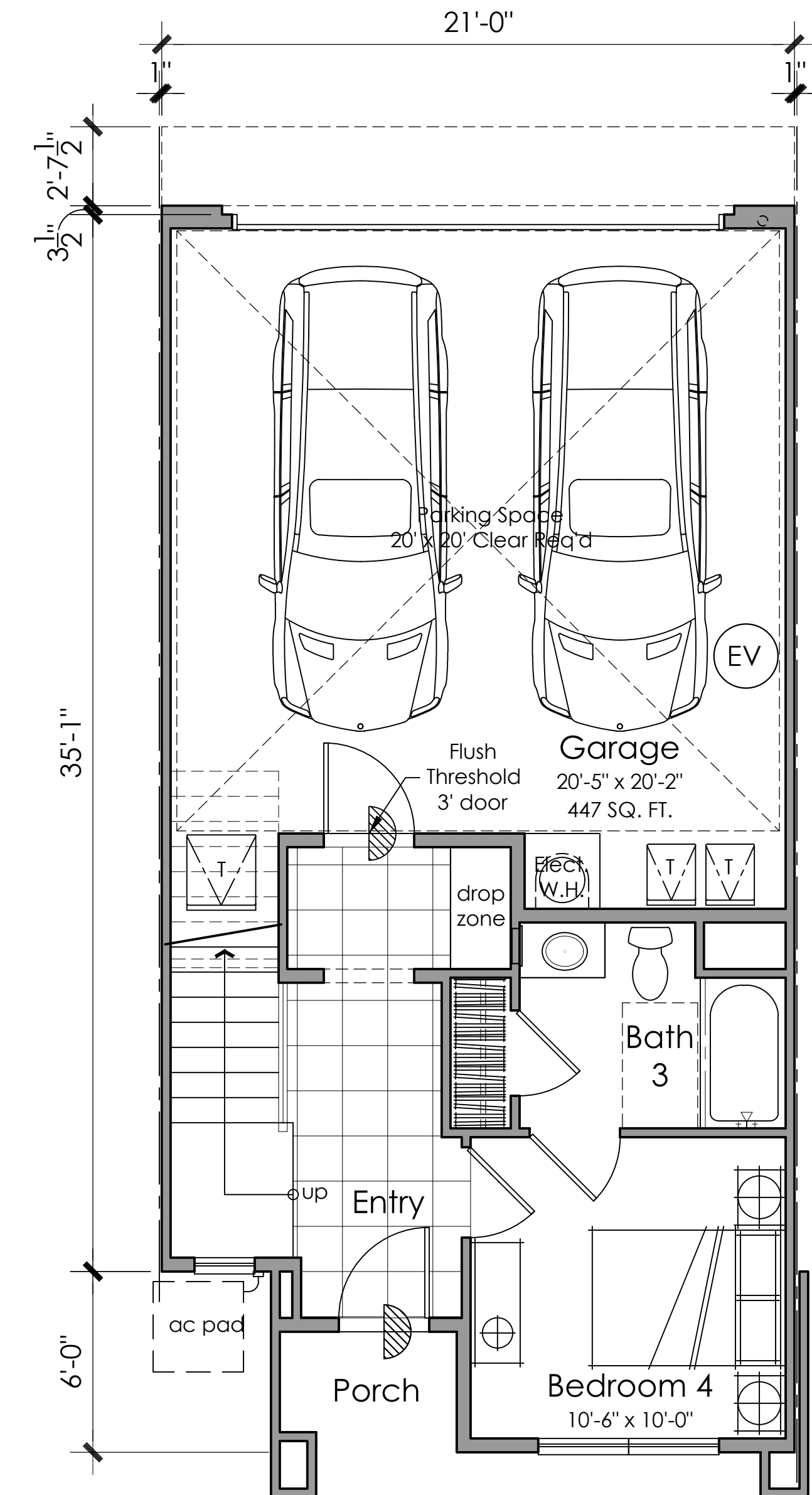
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Third Floor
776 n.s.f.



Second Floor
690 n.s.f.



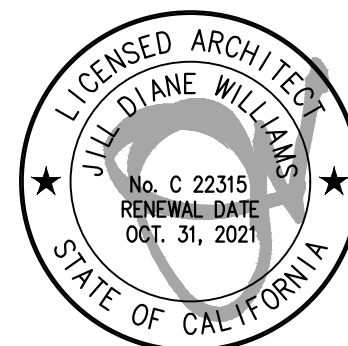
First Floor
325 n.s.f.

Floor Plan
4 Bedrooms
3.5 Baths
1791 N.S.F.
1897 G.F.A.

EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



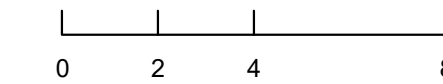
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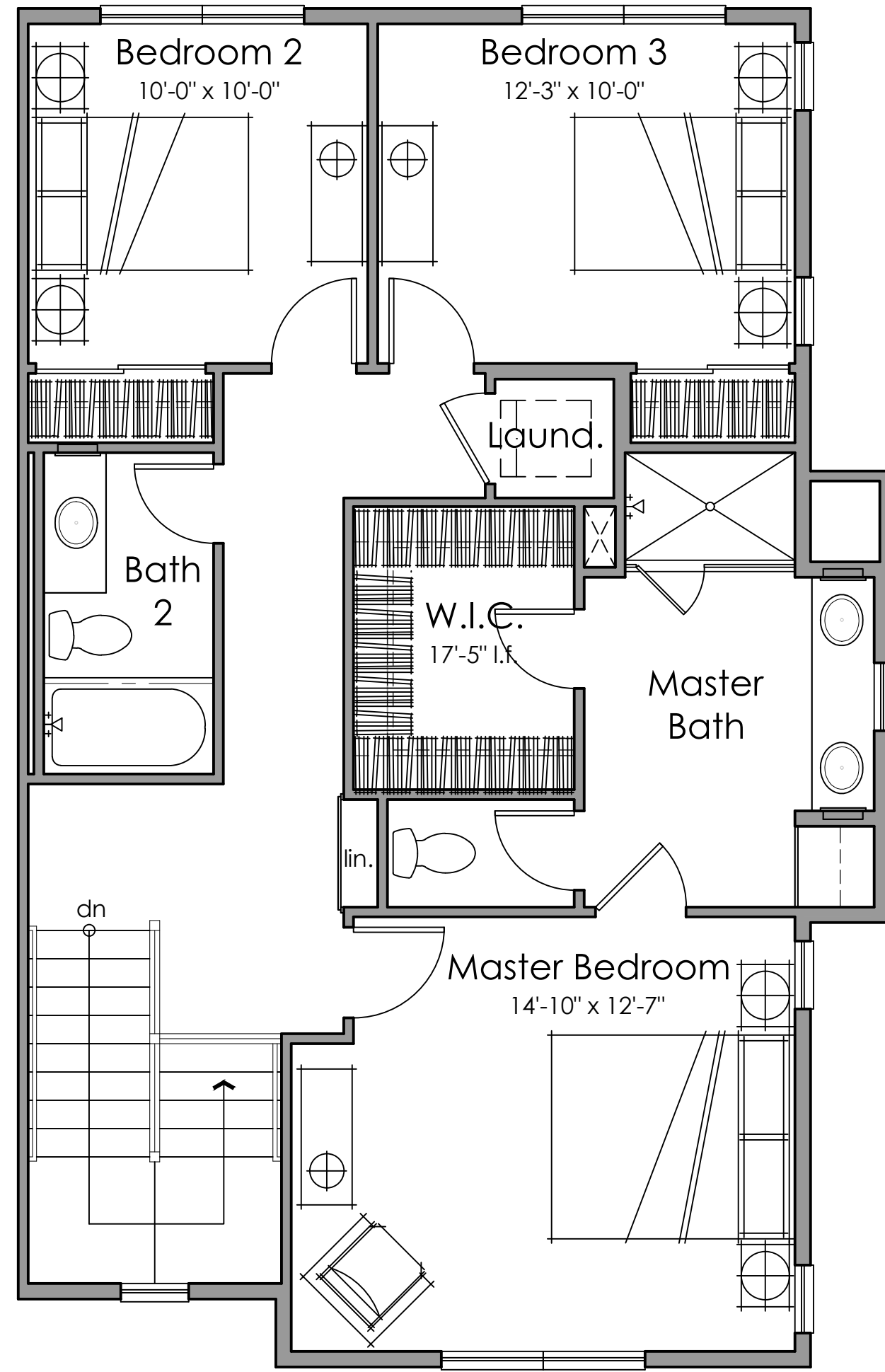
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

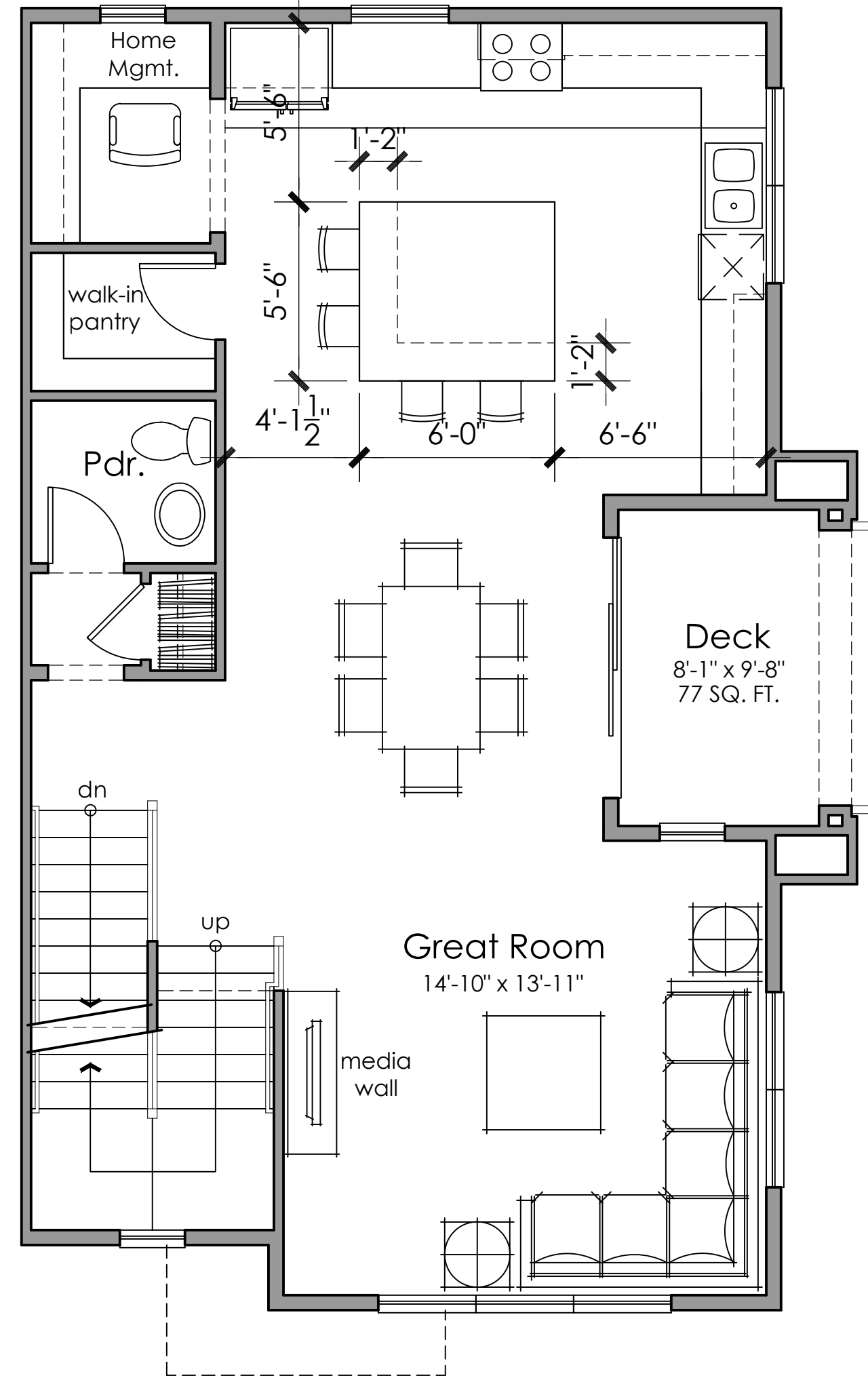


UNIT PLANS
PLAN 2X - ACCESSIBLE

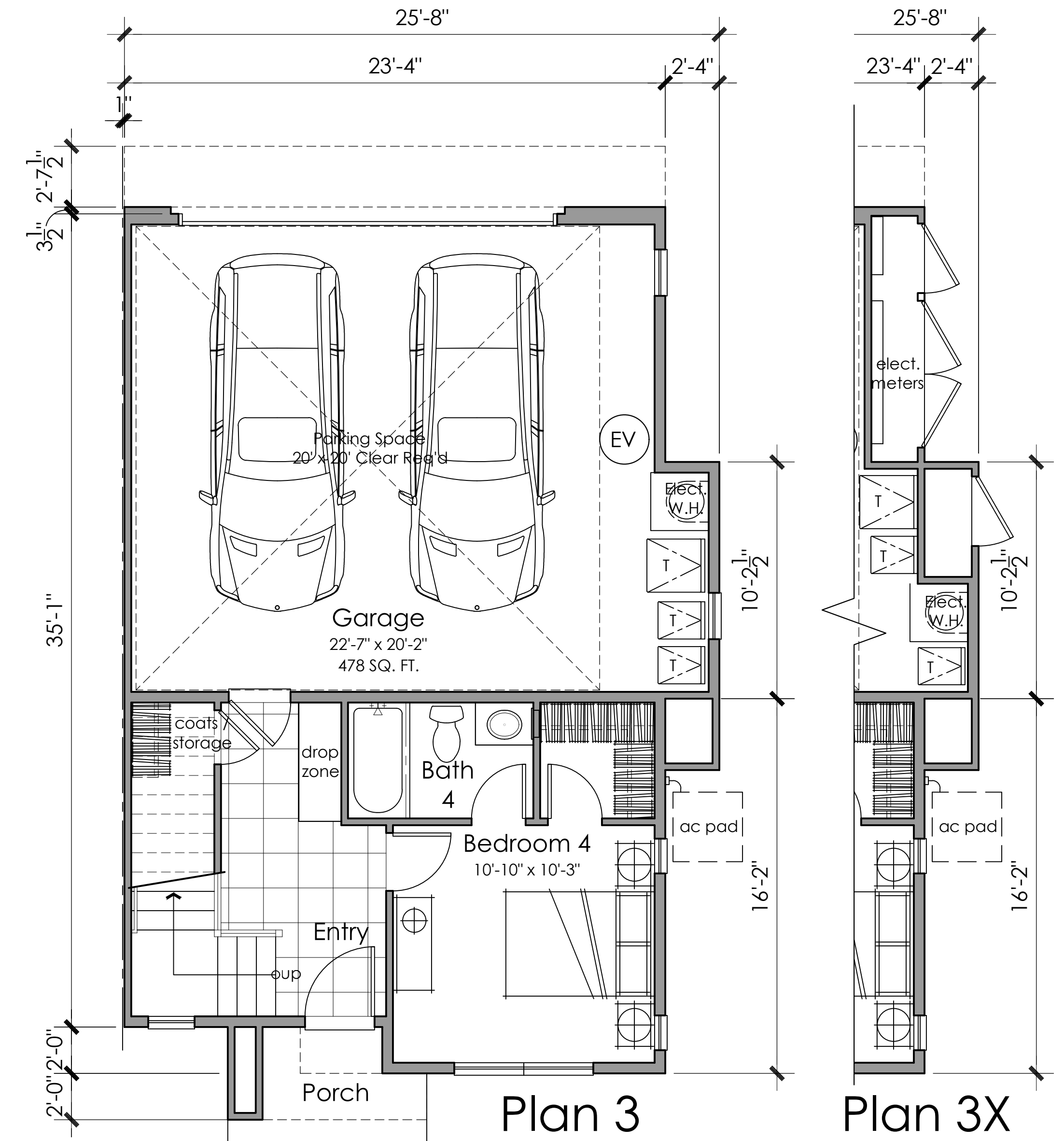
A5.2



Third Floor
847 n.s.f.



Second Floor
814 n.s.f.



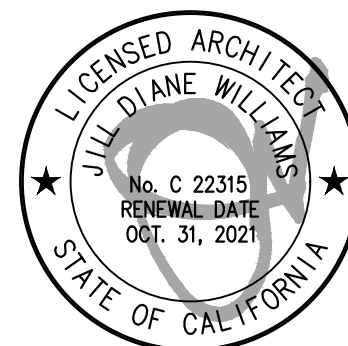
First Floor
358 n.s.f.

Floor Plan
4 Bedrooms
3.5 Baths
2019 N.S.F.
2129 G.F.A.

EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



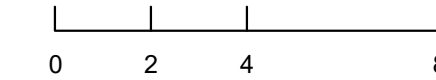
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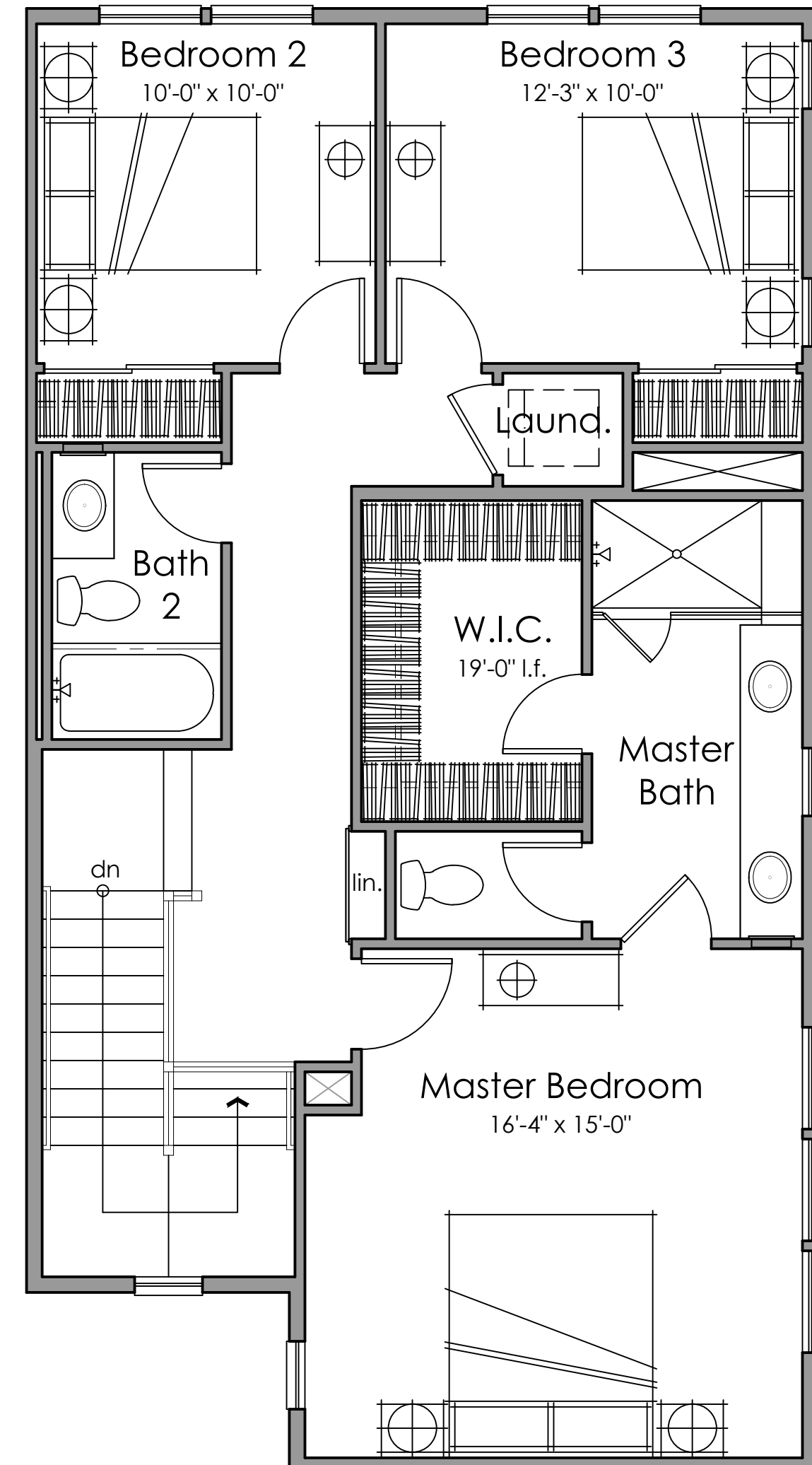
MAPLELANE
SAN LEANDRO, CA # 2018-0396

MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019

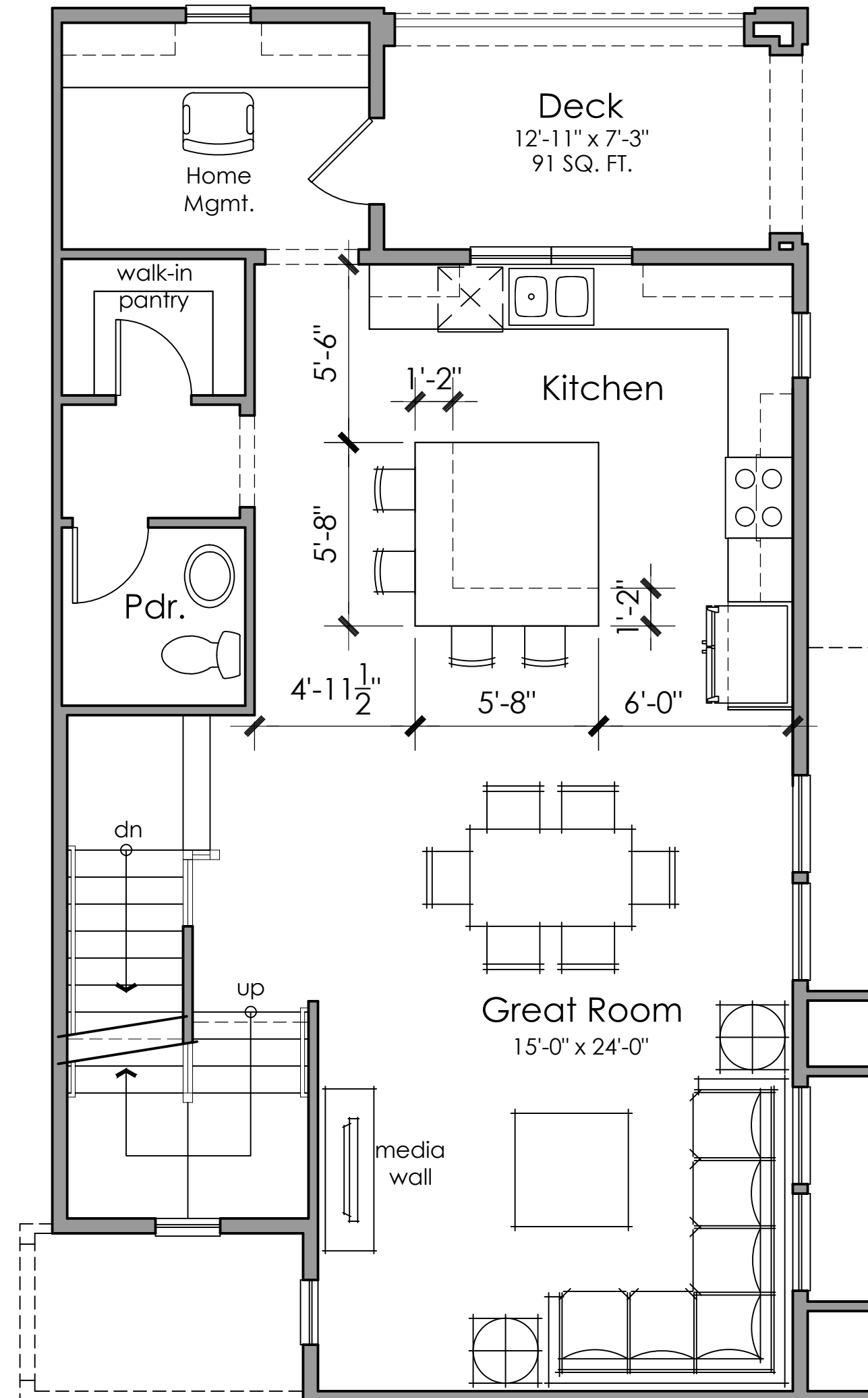


UNIT PLANS
PLAN 3

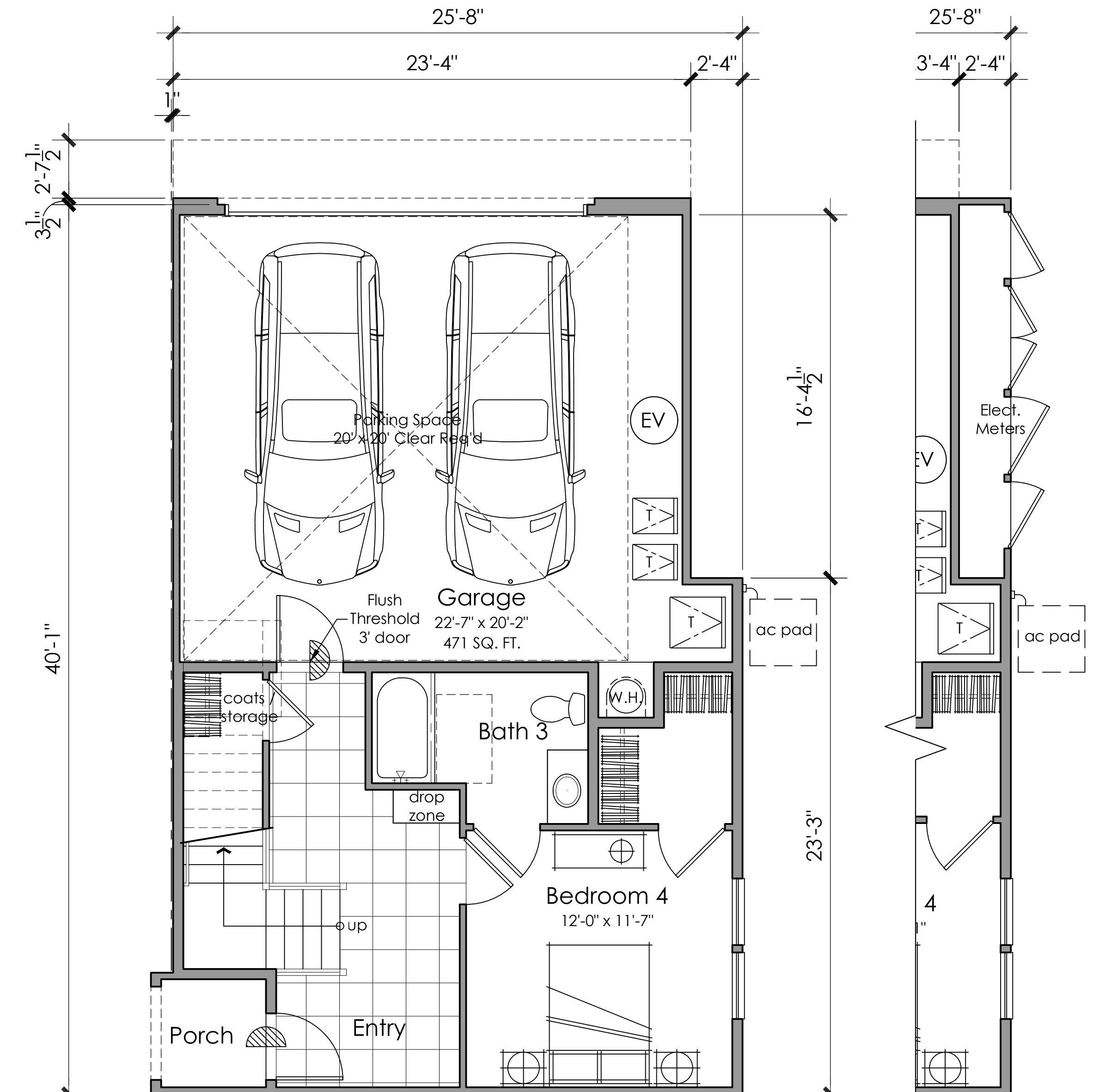
A5.3



Third Floor
868 n.s.f.



Second Floor
812 n.s.f.



First Floor
446 n.s.f.

Plan 4

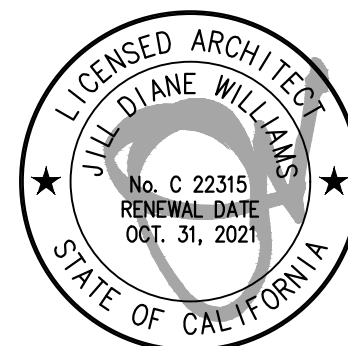
Plan 4X

Floor Plan
4 Bedrooms
3.5 Baths
2126 N.S.F.
2254 G.F.A.

EV EACH PRIVATE GARAGE CONTAINS: 1" RACEWAY TO A 2 GANG BOX FOR FUTURE ELECT. CAR CHARGING STATION



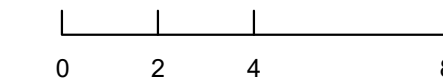
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MAPLELANE
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MAPLELANE DEVELOPMENT
NOVEMBER 7, 2019



UNIT PLANS
PLAN 4 - ACCESSIBLE

A5.4



- Potential Solar Panels
- Flat Concrete Tile
- High Density Foam Trim
- Stucco
- Metal Column
- Stucco
- Metal Railing
- High Density Foam Trim
- 101
- Front Door

PLAN 1 - FRONT VIEW



- Flat Concrete Tile
- Potential Solar Panels
- Stucco
- Flat Concrete Tile
- Canopy
- Unit Address
- Front Door
- Wood Look Siding

PLAN 2 - FRONT VIEW



- Flat Concrete Tile
- Potential Solar Panels
- Stucco
- Fiber Cement Lap Siding
- Stucco
- Wood Look Siding
- Unit Address
- Front Door

PLAN 2X - FRONT VIEW



- Flat Concrete Tile
- Stucco
- Fiber Cement Trim
- Fiber Cement Lap Siding
- Stucco
- Stucco
- Wood Look Siding
- Front Door
- Stucco

PLAN 4 - FRONT VIEW



- Flat Concrete Tile
- Flat Concrete Tile
- High Density Foam Trim
- Stucco
- Metal Railing
- Stucco
- High Density Foam Trim

PLAN 3 + 3X - SIDE VIEW



- Flat Concrete Tile
- High Density Foam Trim
- Stucco
- Unit Address
- Metal Garage Door
- Stucco

PLAN 3 - REAR VIEW



- Flat Concrete Tile
- High Density Foam Trim
- Stucco
- Metal Railing
- Unit Address
- Stucco
- Metal Garage Door

PLAN 2 + 2X- REAR VIEW



- Potential Solar Panels
- Flat Concrete Tile
- Stucco
- Fiber Cement Lap Siding
- Unit Address
- Metal Garage Door

PLAN 1 - REAR VIEW



- ← Flat Concrete Tile
- ← High Density Foam Trim
- ← Stucco
- ← Metal Railing
- ← Stucco
- ← Metal Garage Door

PLAN 3 - REAR VIEW



- ← Flat Concrete Tile
- ← High Density Foam Trim
- ← Stucco
- ← Metal Railing
- ← Stucco
- ← Metal Garage Door

PLAN 4 - SIDE VIEW



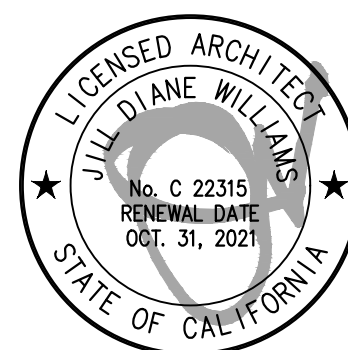
- ← High Density Foam Trim
- ← Flat Concrete Tile
- ← Stucco
- ← Metal Railing
- ← Stucco
- ← Front Door

PLAN 1X - FRONT VIEW

	COLOR SCHEME 1 BUILDING A, C, E	COLOR SCHEME 2 BUILDING B, D, F
STUCCO/SIDING BODY 1	 SW 7757 HIGH REFLECTIVE WHITE	 SW 7012 CREAMY
STUCCO/SIDING BODY 2	 SW 6150 UNIVERSAL KHAKI	 SW 7670 GRAY SHINGLE
STUCCO/SIDING BODY 3 GARAGE DOORS 1	 SW 6179 ARTICHOKE	 SW 7615 SEA SERPENT
FASCIA/ EAVES/ VENTS/ GARAGE DOORS 2	 SW 7675 SEALSKIN	 SW 7019 GAUNTLET GRAY
POSTS AND BEAMS AT BALCONIES	 SW 7064 PASSIVE	 SW 7065 ARGOS
STUCCO ACCENT 1	 SW 9141 WATERLOO	 SW 7593 RUSTIC RED
STUCCO ACCENT 2	 SW 7018 DOVETAIL	 SW 7025 BACKDROP
ENTRY DOORS 1	 SW 0008 CAJUN RED	 SW 7682 BEES WAX
ENTRY DOORS 2	 SW 6472 COMPOSED	 SW 2817 ROOKWOOD AMBER
"WOOD LOOK" SIDING BODY AT ENTRIES FIRST FLOORS	 SW 9100 UMBER RUST	 SW 9100 UMBER RUST
SIDING BODY AT REAR ELEVATIONS	 SW 7627 WHITE HERON	 SW 7632 MODERN GRAY
ROOF MATERIAL: FLAT CONCRETE TILE	 4697 SLATE RANGE	 4697 SLATE RANGE



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MAPLELANE
SAN LEANDRO, CA # 2018-0396

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NOVEMBER 7, 2019

MATERIAL / COLOR SCHEMES

A7.0